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GOODLAND TOWNSHIP
ZONING BOARD OF APPEALS COMMISSION MEETING
April 20, 2017

A meeting of the Goodland Township Zoning Board of Appeals was held at the Goodland Township Hall, located at 2374 N Van Dyke Rd, Imlay City, MI 48444; pursuant to notice duly posted.

Board Members Present: Rob Sommer, Earl Hummel, Larry Kohler, Tom Lupo, Norm Tanis

Board Members Absent:

Others Present: Mr. & Mrs. Strachan, Amy Nolin

Chair Sommer called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

AGENDA

Motion 04-17-01PC

Motion by Tanis, seconded by Lupo, to approve the agenda as presented.

MOTION CARRIED.

MINUTES

Motion 04-17-02PC

Motion by Hummel, seconded by Tanis, to approve the minutes of the February 23, 2017 meeting as presented and the February 16, 2017 meeting, with the following correction: Page 2 of 2, lines 39 & 40, “~~MOTION FAILED, with a roll call vote: Lupo, no; Sommer, yes; Hummel, yes; Kohler, no; and Parseh, no.~~ CARRIED.”

MOTION CARRIED.

PUBLIC TIME—no one wished to address the Board.

NEW BUSINESS

Strachan front yard setback variance request—Mr & Mrs Strachan are requesting a variance to the required 133’ from the center of Bowers Rd to build a pole barn. They are requesting to be allowed to build with a 73’ setback. They presented that their property is not buildable towards the E boundary due to the waterway and the drop of the terrain. They also can’t build behind their house due to the septic system. Additionally, it was presented that there are many buildings along Bowers Rd that are closer than the 73’ setback that they are requesting.

There were no members of the public that wished to speak.

The Board discussed their options (approve, approve with conditions, postpone, or deny).

The issue of the building location in proximity to the power lines and DTE requirements was brought up.

1 **Motion 04-17-03PC**

2 Motion by Tanis, seconded by Sommer, to approve the Strachan request as presented for a front yard
3 setback variance, with the condition that they meet any required setbacks from the existing electrical
4 lines. The request is approved due to the conformation of the land (the nature of the drains, property
5 topography) and will allow them to build the pole barn with a setback of 73'.

6 MOTION CARRIED, with a roll call vote: Lupo, yes; Sommer, yes; Hummel, yes; Kohler, yes; and
7 Tanis, yes.

8
9 Meeting adjourned at 7:38 p.m.

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11 These minutes are correct to the best of my knowledge.

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14 _____
15 Robert Sommer, Chair

Thomas Lupo, Secretary

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18 _____
19 Amy Nolin, Recording Secretary