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GOODLAND TOWNSHIP
ZONING BOARD OF APPEALS
JULY 3, 2013

A meeting of the Goodland Township Board 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: Sommer, Hummel, Tanis, Kohler, Walton

Board Members Absent:

Others Present: Kim Mount, Catherine Cronk, Brian & Denise Houlihan, Henry Nichols

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

AGENDA

Motion 07-13-01ZBA

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

MOTION CARRIED.

MINUTES

Motion 07-13-02ZBA

Motion by Tanis, seconded by Walton, to approve the minutes of June 5, 2013 as presented.

MOTION CARRIED.

PUBLIC TIME—no one wished to address the Commission.

UNFINISHED BUSINESS—nothing to discuss.

NEW BUSINESS

Nichols Hearing—Dr Nichols owns property on Blacks Corners Rd. He is requesting a variance to the Zoning Ordinance lot size requirement of 5 acre minimum. He would like to split 2.5 acres from parcel # 44-009-0032-031-00 (~1380 N. Blacks Corners Rd). He is making this request so as to keep control of the ditch/drain that controls the drainage of the parent parcel. Previously this drain was not maintained and it caused water problems on the property. The parcel does contain a house and outbuildings. Board members asked about dividing the property with a larger lot size or more road frontage as the parent parcel would allow for 5+ acres. They also discussed the drainage issues due to improper maintenance.

Nichols responded that there would be no enhancement to the parcel. He is unable to make the proposed parcel deeper as this would not allow for contiguous parent parcel. Nichols is requesting the dimensions so that the new parcel would have the same road frontage as is required in the Zoning Ordinance. Nichols also noted that there are 5 or more properties within a one-mile radius that are less than 5-acre parcels. He also discussed various trails on the property, which he was trying to maintain.

Three neighbors were present. They were not in favor of the variance being granted as they felt it would set a precedence of less than 5 acre parcels and reduce the rural character of the neighborhood.

Motion 07-13-03ZBA

Motion by Tanis, seconded by Sommer, to approve the variance to allow a split of 2.5 acres from parcel # 44-009-032-031-00 as per the request of Henry Nichols. The request is being granted due to the following facts: the situation is not self-created due to the natural drainage and slopes of the property; the circumstances of the drainage issue are unique to the property; the character of the neighborhood would not be altered as the new parcel would have the required 330' of road frontage; and the land is already built upon in conformance with the Zoning Ordinance.

1 **Motion 07-13-04ZBA**

2 Motion by Tanis, seconded by Hummel, to table the above motion (**Motion 07-13-03ZBA**) for two weeks
3 to allow all members of the ZBA to visit the property and further investigate the Zoning Ordinance, etc.

4 **MOTION CARRIED, with one nay.**

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6 **Motion 07-13-05ZBA**

7 Motion by Tanis, seconded by Hummel, to amend the above motion (**Motion 07-13-04ZBA**) to schedule
8 the meeting to resume at 7:00 p.m. on July 24, 2013.

9 **MOTION CARRIED.**

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11 Meeting adjourned at 8:09 p.m. These minutes are correct to the best of my knowledge.

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Robert Sommer, Chair

Cameron Walton, Secretary