

DAVISON TOWNSHIP  
ZBA REGULAR MEETING  
January 13, 2015

**MEMBERS PRESENT:** Chairman John Jelinek, Vice Chairman Carol Hagler, Secretary Dale Green, Nancy Davis, Keith Garman, Pat Miller and Richard Hill

Attorney Richard Hamilton

Building/Planning Administrator Randy Stewart

Building/Planning Coordinator Jeremy Smith

**OTHER PRESENT:** Theresa Harris, Christine Walton, Amber Newton, Tim Harris and Jeff Brands

**CALL TO ORDER**

The regular meeting of the ZBA was called to order at 7:00 p.m. at the Davison Township Municipal Building, 1280 N. Irish Road, Davison, MI 48423. All members were present.

**PREVIOUS MINUTES**

**MOTION BY HILL, SUPPORT BY DAVIS** to approve the December 9, 2014 regular meeting minutes as presented. Motion carried unanimously.

**OLD BUSINESS**

Mr. Stewart explained that Love's Travel Center has withdrawn their application and no discussion will take place.

**NEW BUSINESS**

**Board Appointments**

**MOTION BY MILLER, SUPPORT BY HILL** to appoint John Jelinek as Chairman of the ZBA. Motion carried unanimously.

**MOTION BY DAVIS, SUPPORT BY MILLER** to appoint Carol Hagler as Vice Chairman of the ZBA. Motion carried unanimously.

**MOTION BY GARMAN, SUPPORT BY MILLER** to appoint Dale Green as Secretary of the ZBA. Motion carried unanimously.

**Case #80-V-280 Dr. Harris**

Jeff Brands from Creekwood Architecture presented the plans for a new office building for Harris Eye Care. The variances are for the required 10 foot wide greenbelt on the north & south property lines, a 6.94% required 30% green space and a 17.1 foot setback at the rear of building. The existing building will be demolished to make room for the new building.

Randy Stewart recommended support based on the parcel size was established prior to the requirements for 30% green space & 10 foot wide green belt, setback requirements would

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render the parcel as being not buildable under today's standards and the variances requested meet the spirit and intent of the Zoning Ordinance.

There was discussion about other businesses getting approval of the same requests and what an improvement this business will bring to the area.

**MOTION BY HILL, SUPPORT BY HAGLER** to approve Case #80-V-280 as presented based on recommendations from the Building Department. Motion carried unanimously.

**Case #80-V-278 Mr. & Mrs. Walton**

Christine Walton – 11353 Atherton Road – stated that they would like to build a 20ft by 24ft pole building in the side yard. Because of the grade of the property, which causes flooding during the spring and a pond in the back yard, and where the house sits on the property this is the only space available to build.

Jeremy Smith recommended support of the variance based on the applicant did not create this problem, they are impeded by the topography of the parcel and they have proven hardship by evidence of the natural contours of the property.

There was discussion about the driveway servicing the building, the building being big enough, filling the back yard with dirt and if the pond was dug by the applicants. Mr. Hamilton also stated that the neighbors to the east called in support of the building.

**MOTION BY GARMAN, SUPPORT BY DAVIS** to approve Case #80-V-278 as presented based on recommendations from the Building Department. Motion carried unanimously.

**PUBLIC COMMENT**

The public comment period was opened and closed at 7:24 p.m. No comments were made.

**ADJOURNMENT**

**MOTION BY HILL, SUPPORT BY HAGLER** to adjourn at 7:25 p.m.

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Dale Green, Secretary