

**DAVISON TOWNSHIP ZBA
REGULAR MEETING MINUTES
May 10, 2016**

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

Attorney Richard Hamilton

Building/Planning Administrator Randy Stewart

Building/Planning Admin. Assistant Charm Healy

Building/Planning Coordinator Jeremy Smith

OTHERS PRESENT: Bob Banister, Caitlin Lucynski, Shawn Husted, George Kiess

CALL TO ORDER

The regular meeting of the Davison Township Zoning Board of Appeals was called to order at 7:00 p.m. at the Davison Township Municipal Building, 1280 N. Irish Rd., Davison, MI 48423.

PREVIOUS MINUTES

MOTION BY R. HILL, SUPPORT BY C. HAGLER to approve the March 15, 2016 regular meeting minutes as presented. Motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

Case #16-V-2016-1 Robert Banister-Variance for an Assessory Building

Bob Banister – 7305 E. Atherton Road – gave a statement as to why he is requesting a variance at his property for an accessory building was for storage purposes. They moved to downsize, however there is nowhere to store his 5th Wheel. The pole barn is larger to accommodate the trailer and other items.

Pat Miller asked why this case was being brought before the Board before the language has been established to accommodate this type of situation.

Randy Stewart stated that the applicant did not want to wait for approval of the language because it could take up to 90 days before he could begin to build. The language will be presented to the Planning Commission on May 11, 2016 at a regular meeting, however there is a chance that it will not pass. The way it stands right now, the ordinance actually punishes those with a larger lot size for assessory buildings.

There was further discussion about the language and precedence being set without showing a hardship and if the applicant was willing to wait for the new ordinance to be approved before he began to build.

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Jeremy Smith gave the Administrative review stating that the property is 4 acres and is only allowed a 430 sq. ft. accessory building. Mr. Banister is requesting a 1298 sq. ft. variance to construct an accessory building. The Building/Planning Department is in the process of updating the current zoning guidelines to allow for larger accessory buildings on properties with larger acreage, however Mr. Banister has not proven a hardship or practical difficulty for this variance. The Building/Planning Department would support recommendations for approval based on the fact that the current zoning guidelines are in the process of changing and the request meets the spirit and intent of the Zoning Ordinance.

Public comment about the case was opened at 7:13 p.m. There were no comments and the public comment period was closed at 7:13 p.m.

There was further discussion amongst the board members about the precedence being set, the applicant waiting until the language was changed, closing the public hearing for legalities, and if cases similar to this has been approved before.

Attorney Hamilton advised the Board to take action on the variance request before them.

MOTION BY R. HILL, SUPPORT BY N. DAVIS to approve Case #16-V-2016-1 based on the current zoning guidelines are in the process of changing and the request meets the spirit and intent of the Zoning Ordinance and as well as the unnecessary hardship on parcels of more than 1 acre. Roll call: Yes – K. Garman, P. Miller, J. Jelinek, R. Hill

INFORMATIONAL ITEMS

Carol Hagler will be retiring from her job next month.

A special meeting was scheduled for May 31, 2016 at 7:00 p.m.

Pat asked the board to consider changing the meeting time to 5:30 p.m.

ADJOURNMENT

MOTION BY R. HILL, SUPPORT BY C. HAGLER to adjourn at 7:42 p.m. Motion carried unanimously.

Dale Green, Secretary