

**DAVISON TOWNSHIP
ZONING BOARD OF APPEALS
May 11, 2021**

MEMBERS PRESENT: Chairman John Jelinek, Vice Chair Carol Hagler, Secretary Eric Hernandez, Nancy Davis, Treasurer Tim Green
Planning/Zoning Admin. Charm Healy
Building Official Matt Place
Code Enforcement Kris Allinger
Recording Secretary Jami Vert

MEMBERS ABSENT: Paul Cooper, Richard Hill

OTHERS PRESENT: Laura Bobowski, Anthony Sturgill, Jesse Jordan, Lacey Jordan, Don Jones

CALL TO ORDER

The regular meeting of the Davison Township Zoning Board of Appeals was called to order at 7:01 pm at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423.

ADOPT THE AGENDA

Jelinek to adopt the May 11, 2021 board agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY DAVIS, SECOND BY HERNANDEZ to approve the September 8, 2020 regular board meeting minutes as presented. Motion carried unanimously.

PUBLIC COMMENT

The public comment period was opened at 7:03 pm and there were no comments.

UNFINISHED BUSINESS

None

NEW BUSINESS

Case #16-V-2021-1 – Brandon Bonk

Mr. Jelinek state that they want requested to put their meeting off until next month.

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Case #16-V-2021-2 – Jesse and Lacey Jordan – 10315 E Maple Rd

Mr. Jelinek stated that Matt met him out at the house yesterday and measured out the building that was going to be placed and what they are asking for. Mr. Jelinek is turning it over to the applicants.

Jesse Jordan stepped forward and asked for permission to build a pole barn; behind the house is not acceptable with the steep slope.

Lacey Jordan stated they have an engineered septic field that you can't build on or drive on. They have a well in the front yard that permits it from being there as well. Only place to put this is in the front yard.

John asked the board members if they have any questions. Also, asked the audience has no concerns. Up to the board for review; asked for recommendation from the building department.

Matt stated that there are two variances being asked for tonight. The first is to construct a 24'x50' accessory building in front of their front yard. (Section 1705.4 specifies that accessory buildings must be located in the rear yard). The second request is a 4-foot reduction of their 50-foot required front yard setback. They are in the RSE district. They have 150' wide x 450' deep; 1.55 acres. The property east of their home has an engineered septic field, the well head is located directly in their front yard; the northern portion of the property drops off to wetland. The Board has approved similar variances in the past.

Recommendations

Matt stated the building department would support a recommendation for approval based on the following reasons:

1. The grade changes too drastically in the rear yard
2. The owner did not create this hardship; this is the natural lay of the land
3. The existing accessory building will be removed before a building permit will be issued; will work with them if it has stuff in there; will allow to keep it until the new building has been inspected
4. The Board has approved similar variance requests for accessory buildings in the past; the Township is abundant with topographical challenges.

Nancy asked if this building meets the ordinance for size; Matt yes; John says it is a nice-looking building; everything keep inside; no storage outside.

MOTION BY DAVIS, SECOND BY HAGLER to approve Case #16-V-2021-2-Jesse and Lacey Jordan – 10315 E Maple Rd based on the Building Department recommendations as presented. Motion carried unanimously.

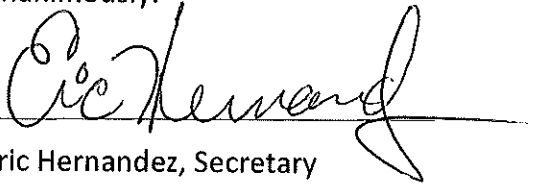
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INFORMATIONAL ITEMS

Matt – yes; Zoning Board of Appeals and Planning Commission has moved the meeting times from 7 pm to 6 pm starting in June.

ADJOURNMENT

MOTION BY HAGLER, SECOND BY HERNANDEZ to adjourn at 7:15 pm. Motion carried unanimously.


Eric Hernandez, Secretary