

**DAVISON TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
June 13, 2017**

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

Attorney Richard Hamilton

Building/Planning Administrator Randy Stewart

Planning/Zoning Administrator Charm Healy

Building/Planning/Assessing Manager Jeremy Smith

**MEMBERS ABSENT:** Chairman John Jelinek

**OTHERS PRESENT:** Chelsea Ballard, Nelson & Tamera Kilbourne, Penny French, Carol & Bob Wilkinson, Nelson & Sharon Kilbourne, Francis Yell, and William Davis

**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 Road, Davison, MI 48423.

**PREVIOUS MINUTES**

**MOTION BY R. HILL, SUPPORT BY D. GREEN** to approve the May 9, 2017 regular meeting minutes as presented. Motion carried unanimously.

**TABLED ITEMS**

**Case #16-TU-49 – Tamera Kilbourne & Chelsea Ballard**

Carol gave a brief description of the case and stated the rules of the Zoning Ordinance to the applicant.

Chelsea Ballard – 11265 Atherton Road – explained that they would like to put a temporary house for her grandparents who would like to stay independent but would also like to have someone close by for assistance if needed.

Jeremy gave the administrative review stating that the owners of 11265 Atherton Road are seeking a temporary use permit to allow a residence for Nelson & Sharon Kilbourne. The permit shall expire upon the passing of both residence and unit will be removed from the lot within 90 days. The building department recommends approval based on the owners obtaining the necessary permits from Genesee County Health Department for the well & septic hook ups to the existing well & septic. The building department will not issue permits until all the necessary information and permits are received.

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Randy stated that a recorded document indicating removal of the unit in 90 days must also be filed.

Public comment was opened at 7:05 p.m.

Frank Yell – 11259 E. Atherton Road – stated that he would like to know where the ECHO unit will be placed on the property and that he and his neighbors are not in favor of this happening. If it does happen can trees be planted along the property line to get privacy? He feels this will lower his property value.

Chelsea said there are already trees along his driveway that will prevent him from seeing the unit.

Sharon Kilbourne – 4502 Nipigon Dr., Gladwin, MI – stated that they do not want trouble with the neighbors and will make sure the unit isn't an eyesore.

Public comment was closed at 7:14 p.m.

The board discussed the third out building being removed, trees along the property line, multifamily housing in single family area, the document, if the home meets the setbacks, vacancy of the unit, and follow up on the residents every few years. There was also discussion about what can be stipulated in the document on record and if landscaping would be put in place.

**MOTION BY R. HILL, SUPPORT BY P. MILLER** to approve Case #16-TU-49 based on the Building Department recommendations of all necessary permits from the Genesee County Health Department and Building Department are issued along with the stipulations of 90 days removal after residents are deceased, removal of the unit 9 months after vacancy, landscaping around the unit, the north out building being removed, and an audit from the Building Department every three (3) years for occupancy of original owners. Motion carried unanimously.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Case #16-V-2017-1 A & B**

Jeremy said that Dr. Harris asked to be removed from tonight's agenda and rescheduled for the July 11, 2017 regular meeting.

**MOTION BY R. HILL, SUPPORT BY N. DAVIS** to remove Case #16-V-2017-1 A&B from the agenda and reschedule for July 11, 2017 regular meeting. Motion carried unanimously.

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**PUBLIC COMMENT**

The public comment period was opened at 7:30 p.m., there were no comments and the public comment period was closed at 7:30 p.m.

**INFORMATIONAL ITEMS**

Randy stated that tonight was his last meeting and he was pleased and honored to work with the board.

**ADJOURNMENT**

**MOTION BY P. MILLER, SUPPORT BY R. HILL** to adjourn the meeting at 7:31 p.m. Motion carried unanimously.

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Dale Green, Secretary