

**DAVISON TOWNSHIP ZBA
REGULAR MEETING MINUTES
September 8, 2015**

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

Attorney Richard Hamilton

Building/Planning Administrator Randy Stewart

Building/Planning Coordinator Jeremy Smith

MEMBERS ABSENT: Chair John Jelinek

OTHERS PRESENT: Dean Hagler, Deb Roberts, Richard Polehna, Jeremy & Jenn
Kroninger, James Reid

CALL TO ORDER

The meeting was called to order at 7:00 p.m. at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423. Vice Chair Carol Hagler read the rules and regulations for the meeting.

PREVIOUS MINUTES

MOTION BY GREEN, SUPPORT BY HILL to approve the May 12, 2015 regular meeting minutes as presented. Motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

Case #16-V-2015-2- Mr. & Mrs. Kroninger- 2265 Atlas Road

Ms. Hagler stated that Mr. & Mrs. Kroninger are requesting a variance to construct an accessory building in the side yard and to place the accessory building 7 foot into the required side yard setback. It is up to the applicant to provide the proof of hardship caused by the requirements of the Zoning Ordinance and will not cause special privileges or be contrary to the ordinance.

Jeremy Kroninger – 2265 Atlas Road – said that he has been improving the home since they have purchased it and with the growth of the family the garage will not accommodate them anymore. The yard slopes and was not created by them and this area is the only spot, besides the front yard, to place the out building.

Jeremy Smith gave the administrative report explaining that the property is 1.06 acres, which is approximately 125 feet wide and approximately 318 feet deep. The property is zoned RU-1 and the land starts to slope just behind the rear of the garage. The placement of the accessory building must be in the side yard and within the side yard setback due to the contours of the land. The Building Department would support recommendations for approval based on the

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applicant did not create this problem, they are impeded by the topography of the parcel and they have proven a hardship by evidence of the natural contours of the property.

The public comment period was opened at 7:08 p.m.

James Reid – 2255 Atlas Road – asked what material would be used for the shed and how big the shed would be, since it would be placed on the lot line. He also asked about the maintenance of a privacy fence but because it was not included in the request could not be discussed.

The public comment period was closed at 7:12 p.m.

There was discussions about where the shed would set on the property and if there were any other variances in the surrounding area.

MOTION BY HILL, SUPPORT BY DAVIS to approve Case #16-V-2015-2 based on the Building Departments recommendations of the applicant did not create this problem, they are impeded by the topography of the parcel, and has proven a hardship by evidence of the natural contours of the property. Motion carried unanimously.

Case # 16-V-2015-3- Richard Polehna-1410 N. Irish Road

Ms. Hagler explained that the applicant, Richard Polehna, is requesting a variance to construct an accessory building in excess of the allowable square footage calculation by 806 square feet.

Richard Polehna- 1410 N. Irish Road – stated that he is requesting to build a pole barn to store all of his equipment and will be demolishing the existing buildings.

Jeremy Smith gave the administrative report explaining that the property is 325 feet wide and 325 feet deep and is zoned RU-1. Mr. Polehna is requesting to build a 40 ft. x 64 ft. accessory building in the rear yard of the property. The variance request is for 806 square feet over the allowable square footage. The Building Department recommends support of the variance based on the parcel is 3.23 acres and does not occupy more than 25 percent of the required rear yard and the request meets the spirit and intent of the Zoning Ordinance.

The public comment period was opened at 7:24 p.m.

Deb Roberts-1468 N. Irish Road – asked if this was concerning the To Be Fit portion of the parcel. The response was no and she had nothing further to add.

The public comment period was closed at 7:25 p.m.

There was discussion about the existing buildings being demolished, the building remaining, the amount of time given to remove the existing building and the placement of the new building.

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MOTION BY HILL, SUPPORT BY MILLER to approve Case #16-V-2015-3 based on the Building Department recommendations of the parcel is 3.23 acres and does not occupy more than 25 percent of the required rear yard and the request meets the spirit and intent of the Zoning Ordinance and the agreed upon existing buildings must be demolished within 30 days of approval of the new building. Motion carried unanimously.

TABLED ITEMS

None

PUBLIC COMMENT

The public comment period was opened at 7:31 p.m.

Dean Hagler – 9485 Creek Bend Tr. – stated that he was pleased with the response time for any concerns he has reported such as street lights, and pot holes.

Jeremy Kroninger- 2265 Atlas Rd. – asked about the ditching in front of his house being done so the flow of water will not back up in his ditch. Randy explained the grade of the land is being looked into and hopefully it will be addressed soon.

The public comment period was closed at 7:35 p.m.

ADJOURNMENT

MOTION BY P. MILLER, SUPPORT BY HILL to adjourn at 7:35 p.m. Motion carried unanimously.



Dale Green, Secretary