

SPRING ARBOR TOWNSHIP
ZONING BOARD OF APPEALS
WEDNESDAY, JANUARY 15, 2014

The January 15, 2014 meeting of the Zoning Board of Appeals was called to order at 7:00 p.m. by Beth Kuntzleman, acting Chairperson.

Members Present: Larry Atkins, Dave Herlein, Beth Kuntzleman, Earl Miller and William Jaquays (alternate.).

Members absent: Todd Zeller – recused himself due to conflict of interest.

Guests: Bobby Smilowski, Penny Woodruff, Nancy Young and Dave Young.

Staff: Jan Gardner

Election of Officers: A motion was made by Herlein and seconded by Jaquays to postpone the election of officers until next month.

Citizen Inquiries - none

Minutes - Motion was made by Miller and seconded by Atkins to approve the minutes of the October 28, 2013 meeting. Approved

New Business:

Application for Variance – V13-03 – David and Nancy Young – Dave Young explained their request to divide the parcel at 112 Burr Oak into two parcels – the southern parcel to have a lot width of 66 feet and the northern parcel to have a lot width of 104+ feet. He would like to use the 66 foot wide parcel for a driveway that would be used to access the adjacent parcel of land to the west (parcel #000-12-21-101-001-01 also owned by the Youngs.) The Zoning Ordinance requires a minimum lot width of 100 feet. Mr. Young provided the board with a letter in support of this request from their neighbor Brenda Albert at 108 Burr Oak (original in file.) Penny Woodruff had several questions about the application and expressed concern about the proposed driveway being too close to her property line.

After discussion a motion was made by Herlein and seconded by Miller to approve the division of the parcel, with the 66 foot wide parcel to be used for a driveway to access the adjacent property to the west.

Approval is contingent upon the following:

- Applicant must complete the division of 112 Burr Oak and also the division of parcel #000-12-21-101-001-01, the adjacent parcel to the west.
- Proposed driveway can be used to access not more than one single family residence

- Proposed driveway must be a minimum of 10 feet from the south property line of the 66 foot parcel

Motion approved.

Rationale for granting the variance was as follows:

- Allowing a residential driveway off of Burr Oak (rather than M-60) will lessen the congestion on M-60 which is consistent with the township Master Plan.
- Provides the most appropriate use of land in accordance with its character and adaptability
- A similar situation exists for the parcel to the north of parcel # 001-12-21-101-001-01 and this parcel has a home ~~this~~ ^{that} is accessed via a driveway (on a 40 foot wide parcel) off of Burr Oak.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Earl Miller
Acting Secretary