

1-17-13

SPRING ARBOR TOWNSHIP  
ZONING BOARD OF APPEALS  
JANUARY 17, 2013

The January 17, 2013 meeting of the Zoning Board of Appeals was called to order at 7:00 p.m. by Todd Zeller.

Members Present: David Herlein, William Jaquays, Beth Kuntzleman, Todd Zeller and Larry Atkins (alternate).

Members absent: Earl Miller

Guests: Brian Kessman, T.J. Kessman

Staff: Jan Gardner

**Election of Officers** – A motion was made and seconded to elect Todd Zeller as chairperson. Motion carried. A motion was made and seconded to elect Beth Kuntzleman as secretary. Motion Carried

**Citizen Inquiries** - none

**Minutes** - Motion was made by Herlein and seconded by Jaquays to approve the minutes of the October 9, 2012 meeting.

**Application for Variance – V12-04 – Brian Kessman** - Mr. Kessman explained that he was requesting a variance to install an outdoor wood-fired furnace that would be located 202 feet from his neighbor's house instead of (a minimum of) 500 feet as required by the Zoning Ordinance. He provided a copy of a letter from his neighbors, Mr. and Mrs. Bertalon, indicating their support for Mr. Kessman's proposal. He displayed a drawing/map showing that the proposed location of the wood-fired furnace would be to the east of the neighbors (Mr. and Mrs. Bertalon) and pointed out that the prevailing winds (out of the west) would carry the smoke over the farmers field, not in the direction of the Bertalon's house. Mr. Kessman responded to questions from the ZBA members. Mr. Kessman stated that if the Bertalons were unhappy after the outdoor furnace is put into use, he would go back to using propane for heating his home. After discussion, a motion was made by Jaquays and seconded by Atkins to grant the variance as requested. Roll Call: Yes – Jaquays, Atkins, Kuntzleman. No- Herlein, Zeller. Motion Carried

Rationale for granting variance was as follows:

1. Location of nearest neighbor (to the west of proposed outdoor wood-fired furnace) with prevailing winds coming out of the west.
2. Open space/field to the north, east, and south of the proposed outdoor wood fired furnace.
3. Letter from nearest neighbors (Bertalons) indicating support for the requested variance.

4. Applicant's statement that if the neighbors were unhappy after installing the outdoor wood-fired furnace, he would discontinue use of it.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Beth Kuntzleman  
Secretary