

SPRING ARBOR TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 28, 2013

The October 28, 2013 meeting of the Zoning Board of Appeals was called to order at 7:00 p.m. by Todd Zeller.

Members Present: Dave Herlein, Beth Kuntzleman, Earl Miller, Todd Zeller and Larry Atkins.

Members absent: none

Guests: Kelly Schupbach, Brian Butts and Joe Kittel

Staff: Jan Gardner

Citizen Inquiries - none

Minutes - Motion was made by Atkins and seconded by Kuntzleman to approve the minutes of the September 19, 2013 meeting. Approved

Application for Variance – V13-02 – Bryan and Kelly Schupbach - Kelly Schupbach explained her request to install an outdoor wood fired furnace in their backyard next to an existing storage shed. This would place the furnace 120 feet from the next door neighbor's house. The zoning Ordinance requires a minimum of 500 feet from the nearest building not on the same property. Brian Butts, the next door neighbor at 8251 Cox Road, expressed his support for allowing the furnace to be placed only 120 feet from his house. Kelly presented a written note of support from the Shane and Kelly Williams (in the file.) They live in the only other house on Cox Road more than 500 feet to the west of the Schupbachs.

After considerable discussion, a motion was made by Herlein and seconded by Kuntzleman, to grant a variance to allow the outdoor wood fired furnace to be installed to the west of the existing barn and a minimum of 340 feet from the next door neighbor's house. It will be located on parcel #000-12-29-201-003-00. Motion carried.

Rationale for granting the variance was as follows:

- Very rural area with open space/farmland to the north, south and west.
- Support for the variance from nearest neighbor (Butts) who is also a relative. Mr. Butts stated that he is very familiar with the operation of outdoor wood fired furnaces.

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Beth Kuntzleman, Secretary