

SPRING ARBOR TOWNSHIP
ZONING BOARD OF APPEALS
THURSDAY February 20, 2014

The February 20, 2014, 2014 meeting of the Zoning Board of Appeals was called to order at 7:00 p.m.

Members Present: Larry Atkins, Earl Miller, William Jaquays (alternate) and Todd Zeller

Members absent: Dave Herlein – recused himself due to conflict of interest and Beth Kuntzleman

Guests: none

Staff: Jan Gardner

Election of Officers: A motion was made by Miller and seconded by Atkins to elect Todd Zeller as Chairperson. Motion carried.

Citizen Inquiries - none

Minutes - Motion was made by Jaquays and seconded by Atkins to approve the minutes of the January 14, 2014 meeting. Approved

New Business:

Application for Variance – V14-01 – Spring Arbor Township – Jan Gardner described the Township's request for a proposed front setback of 13.3 feet to allow for an addition to the east end of the Public Safety Building, 111 E. Main Street, parcel # 000-12-16-381-001-03. The Zoning Ordinance requires a minimum front setback of 35 feet. The primary purpose of the proposed addition is to increase the square footage available for the Police Department. There were no public comments received on this variance application. Zeller expressed concern that the proposed addition would reduce the already narrow access to Harmony Park from the Township parking lot. He stated that this has been a long standing concern of the Parks Committee. After discussion, a motion was made by Jaquays and seconded by Miller to approve the variance request for a proposed front setback of 13.3 feet with the condition that the Township maintain a space of at least 12 feet for a walkway into Harmony Park from the Township parking lot.

Motion approved.

Rationale for granting the variance was as follows:

- This is a large (7+ acres) parcel with multiple public buildings that are clustered to maximize the use of the land to serve the needs of the Township residents.
- The proposed addition will provide additional space for the Police Department as recommended in the Township's Master Plan.

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

Respectfully submitted,

Earl Miller
Acting Secretary