

SPRING ARBOR TOWNSHIP
ZONING BOARD OF APPEALS
APRIL 12, 2012

The April 12, 2012 meeting of the Zoning Board of Appeals was called to order at 7:05 p.m. by Todd Zeller.

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

Absent: Earl Miller

Guests: June Dodd, Lloyd Ganton and Troy Ganton.
Staff: Jan Gardner

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

Motion was made by Jaquays and seconded by Herlein to approve the minutes of the October 20, 2011 meeting. Motion carried.

V12-01 Lloyd Ganton for Ganton Auto Museum located at 3538 Henderson Road. Purpose of the request is to allow for an addition to the south side of the existing building. Two variances are requested. The first is to allow a side yard setback of 10'7"; the zoning ordinance requires a 20' minimum. The second variance is to allow for lot coverage of 56%; the zoning ordinance provides for a maximum lot cover of 25%.

Mr. Ganton described the proposed addition and the planned improvement in appearance including the elimination of the existing flat roofs and installation of horizontal siding. June Dodd asked questions about planned drainage and stated that Mr. Ganton is a good neighbor.

A motion was made by Kuntzleman and seconded by Atkins to approve the two requested variances. Motion carried.

Rationale for granting variance request:

1. Because additional property was purchased from the Spring Arbor Free Methodist Foundation in 2008 in anticipation of building this addition, there is no significant change from the existing (historical) lot coverage.
2. Granting these two variances will not be detrimental to adjacent properties and the surrounding neighborhood.
3. The museum serves as a good buffer between commercial and residential districts.
4. The museum is a unique asset to the community.

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

Respectfully submitted,

Beth Kuntzleman
Secretary