

SPRING ARBOR TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 20, 2012

The September 20, 2012 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, Earl Miller, Todd Zeller and Larry Atkins (alternate).

Members absent: Beth Kuntzleman (recused herself)

Guests: Gordon Holton

Staff: Jan Gardner

Minutes - Motion was made by Herlein and seconded by Atkins to approve the minutes of the August 23, 2012.

Application for Variance - V12-03 Gordon and Sharon Holton – Mr. Holton reviewed a revised drawing prepared by Ripstra and Scheppelman dated September 4, 2012 that showed four new alternatives.

Mr. Holton and the committee members discussed two opinion letters received by the Township subsequent to the last meeting. One opinion was from the Region 2 Planning Commission (dated September 5, 2012) and one opinion from the Township's attorney (dated September 9, 2012.) Both concluded that this variance should not be granted.

After considering these two opinions, Herlein made a motion to deny this variance request. Roll Call: 5 yes. Motion unanimously carried.

Rationale for denying the variance request:

1. In Mr. Grover's opinion, the application failed to demonstrate that the need for the variance did not result from the actions of the applicant.
2. In the opinion of the Region 2 Planning Commission staff, the application failed to establish that unique circumstances exist which are not applicable to other lands in the same district.

The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Bill Jaquays
Acting Secretary