

**HOWELL TOWNSHIP ZBA: 3525 Byron Road Howell MI 48855**

Agenda: Monday September 23, 2019, 6:30 P.M.

1. Call to Order:

2. Roll Call: Kim Babcock – Chair ( ) Alex Hansen – Member ( )  
Andrew Sloan – Vice Chair ( ) Carrie Newstead – Member ( )  
Evan Rudnicki - Bd. Rep. ( )

3. Pledge of Allegiance:

4. Approval of Agenda: September 23, 2019

5. Approval of Minutes: Zoning Board of Appeals, June 24, 2019

6. Correspondence

7. Township Board Report: Synopses for the **July 8<sup>th</sup>**, **August 12<sup>th</sup>** and **September 9<sup>th</sup>**, 2019 TWP Board meetings.

8. Planning Commission Report: Synopses for the **June 25<sup>th</sup>**, **July 23<sup>rd</sup>**, and **August 27<sup>th</sup>**, 2019 PC meetings.

9. Public Hearings:

**A. Petitioner: Jason Reed**, File #**PZBA-2019-05**, Parcel #**4706-04-300-012**, 5204 Crandall Rd.

- ARTICLE XIV – Supplemental Regulations, SECTION 14.07, Item B
- Requesting: -170 foot variance to allow for construction of a detached accessory structure in front yard

**B. Petitioner: Dan Davenport**, File #**PZBA-2019-06**, Parcel #**4706-24-200-025**, 2665 Fisher Rd.

- ARTICLE XIV – Supplemental Regulations, SECTION 14.07, Items B & G
- Requesting (B): a variance permitting the existing accessory structures to be located in front of the principal structure's rear line, ensuring that a principal structure can be built once the property is split.
- Requesting (G): a variance permitting 3 existing accessory structures on the property without principal structure present

**C. Petitioner: Tanger Properties**, File #**PZBA-2019-07**, Parcel #**4706-29-400-008**, 1475 N. Burkhart Rd.

- ARTICLE XIX – Sign Regulations, SECTION 19.08 – Permitted Signs in NSC, RSC, RT, HSD, HC & I
- Requesting: The installation of a 7' tall x 48' wide sign positioned to be visible by motorists traveling eastbound I-96.

**D. Petitioner: Patty & George Londy**, File #**PZBA-2019-08**, Parcel #**4706-21-400-015**, 2061 Tooley Rd.

- ARTICLE XIV – Supplemental Regulations, SECTION 14.26 – Fences, Item E.2
- Requesting: -224 foot variance to allow for construction of a fence within front yard setbacks.

10. Closed Session: Discuss Township Attorney's confidential opinion for file #PZBA-2019-09, interpretation of Article II, Section 2.02, definition of 'structure'

**E. Requestor: Chestnut Development**, File #**PZBA-2019-09**, Parcel #**4706-27-100-025**, M-59 (W. Highland)

- ARTICLE II – Definitions SECTION 2.02, 'Structure'
- Requesting: Interpretation of the Howell TWP Zoning Ordinance for clarification of the definition 'structure'
- ARTICLE VII – Multiple Family Residential District, SECTION 7.06 – Dimensional Requirements, Item E
- Request 1: -19 foot dimensional variance to allow for an existing private drive within side yard setbacks
- Request 2: -6 foot dimensional variance to allow for an existing grade-level patio within side yard setbacks

11. Call to the Public:

12. Adjournment: