

HOWELL TOWNSHIP
ZONING BOARD OF APPEALS MEETING
Howell Township Hall
3525 Byron Road, Howell Township
July 16, 2018
6:30 P.M.

MEMBERS PRESENT:

Kim Babcock Chairman
Andrew Sloan Vice-Chair & PC Representative
Sarah Tinsley Member
Alex Hansen Member

MEMBERS ABSENT:

Newstead Board Rep.

Also Present: Joe Daus – Zoning Administrator.

Chairman Babcock called the meeting to order at 6:30 P.M.

The roll was called.

PLEDGE OF ALLEGIANCE:

All rose for the Pledge of Allegiance.

APPROVAL OF AGENDA: MOTION by Babcock, seconded by Tinsley, “TO APPROVE THE JULY 16, 2018 ZONING BOARD OF APPEALS AGENDA AS CORRECTED: UPDATE THE CHAIRPERSON AND VICE CHAIRPERSON ON THE AGENDA.” Motion carried.

APPROVAL OF MINUTES: MOTION by Sloan, seconded by Hansen, “TO APPROVE THE MAY 21, 2018 ZONING BOARD OF APPEALS MEETING MINUTES AS PRESENTED.” Motion carried.

PETITIONER: PETER DENICOLA (JACK AND SAMANTHA EASTIN) FILE #PZBA-2018-05, PARCEL #4706-11-300-017, 1333 W. MARR ROAD REQUESTING VARIANCE TO ALLOW SOLAR PANELS IN FRONT YARD SETBACKS.

- Chairman Babcock reviewed the request for the petitioner for a variance on the following section to allow for solar panels: **ARTICLE XIV: SUPPLEMENTAL REGULATIONS:** Section 14.07 Access Building Provisions, Item B Detach Assessor Buildings. Requesting a -270 foot variance.
- Representative for Power Home Solar explained the house does not really have a back yard and there are a lot of trees by the house and where they believe the best place for the panels.
- All needed publishing and posting requirements have been met.
- The Township received one letter from nearby resident in favor of the variance.
- Question were taken from the ZBA Members to the Solar Panel Company Representative.
- ZBA member Hansen gave his statement in favor of solar panels.
- Statements were taken from the public for either in favor or against this parcel’s request for a variance.
- Janice Parrish, 1401 W. Marr Road – Stated that other residents have requested to allow small building in their front yard and has been denied. Why would this one be allowed? (The ZBA would need more information about those denials. Each request is considered individually. Most of the panel is new and do not know of these denials.
- There were no other comments.
- **MOTION** by Sloan, seconded by Hansen, “TO GRANT THE REQUEST FOR FILE #PZBA-2018-05, PARCEL #4706-300-017, 1333 W. MARR ROAD FOR JACK AND SAMANTHA EASTIN FOR A -270 VARIANCE TO ALLOW FOR SOLAR PANELS WITH OUT CONDITIONS.” Discussion followed. A roll-call vote was taken: Sloan – yes, Hansen – yes, Tinsley – yes, Babcock – yes. Motion carries 4 to 0.

PETITIONER: MICHAEL WHITEHEAD & MEGAN ERRAIR, FILE #PZBA-2018-07, PARCEL #4706-19-300-003, 5785 LAYTON ROAD REQUESTING A VARIANCE TO ALLOW HOUSE CONSTRUCTION IN SIDE YARD SETBACKS.


- Chairman Babcock reviewed the request for the petitioner for a variance on the following section to allow for house construction: **ARTICLE IV: AN AGRICULTURAL – RESIDENTIAL DISTRICT**; Section 4.06 Dimensional Regulations, Item E2 – Side yard. Requesting a -10 foot variance.
- All needed publishing and posting requirements have been met.
- Michael Whitehead stated he is living at the current house at 5785 Layton Road. Surveyors staked out the area and now is requesting a -15 foot variance. He showed photos of the layout of the property. With only the -10 foot variance things will be very close to get our truck through.
- It was explained that the -10 foot variance has already been published. To go for more you would have to withdraw and re-apply and it would have to be re-published. It would not become before the ZBA again until next month.
- The petitioners did not want to wait another month to start so they are keeping with the -10 foot variance.
- One letter was received from a resident who had comments about the road frontage but nothing against the variance.
- Questions were taken from the ZBA Members to the petitioner.
- There were no comments from the public.
- The current house will be demolished.
- **MOTION** by Sloan, seconded by Hansen, **“TO APPROVE THE VARIANCE FOR FILE #PZBA-2018-07, PARCEL #4706-19-300-003, 5785 LAYTON ROAD FOR MICHAEL WHITEHEAD & MEGAN ERRAIR REQUEST FOR A -10 FOOT VARIANCE WITH NO CONDITIONS.”** Discussion followed. A roll-call vote was taken: Sloan – yes, Tinsley – yes, Hansen – yes, Babcock – yes. Motion carries 4 to 0.

CALL TO PUBLIC:

- Chris Ciszewski, 1365 W. Marr Road – Stated he was displeased that this request for the solar panels was granted because now he has to look at the solar panels. (Chairman Babcock stated there was no comments from the public, when asked, against this particular request during the time of public comment.)
- Janice Parrish, 1401 W. Marr Road – stated about problems that are going on her property being destroyed by neighbors.

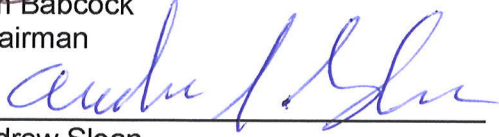
ADJOURNMENT: MOTION by Sloan, seconded by Hansen **“TO ADJOURN.”** Motion carried. Meeting adjourned at 7:00 p.m.

Approved as presented: 1



Kim Babcock
Chairman

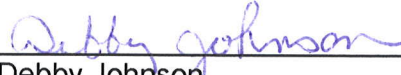
Approved as Amended: _____



Andrew Sloan
Vice-Chairman

Approved as Corrected: _____

Date: 4.15.19



Debby Johnson
Recording Secretary