

**HOWELL TWP ZONING BOARD OF APPEALS
MAY 20, 2019 MEETING MINUTES
Howell Township Hall 6:30 P.M.**

MEMBERS PRESENT:

Kim Babcock	Chairman
Andrew Sloan	Vice-Chair & PC Representative
Evan Rudnicki	Board Representative
Alex Hansen	Member
Carrie Newstead	Member

MEMBERS ABSENT:

Also Present: Joe Daus – Zoning Administrator.

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

The roll was called.

All rose for the Pledge of Allegiance.

APPROVAL OF AGENDA: MOTION by Newstead, seconded by Hansen, “**TO APPROVE THE MAY 20, 2019 ZONING BOARD OF APPEALS AGENDA AS PRESENTED**” Motion carried.

APPROVAL OF MINUTES: MOTION by Sloan, seconded by Rudnicki, “**TO APPROVE THE APRIL 15, 2019 ZONING BOARD OF APPEALS MEETING MINUTES AS PRESENTED.**” Motion carried.

CORRESPONDENCE: Mr. Northrup, being a resident within a 350 ft. radius of petitioner Jared Runyan, received a “Resident’s Notice” in the mail (as required by administration to send) pertaining to the upcoming Public Hearing regarding the variance request made by Jared Runyan. Mr. Northrup came to the Township to see the plans for this request and stated his support for the requested variance and did not have any issues with his plans.

TOWNSHIP BOARD REPORT:

(Board Rep. Evan Rudnicki reported on the following items)

- A May meeting was held.
- Accepted the updated agreement for HATCH.
- Approved to accept Farm Leases as recommended by the Farm Lease Committee, except for Oak Grove Parcels #4706-25-100-028, 4706-25-200-046 and 4706-25-200-047, until negotiations and an agreement has been approved.
- Accepted Ordinance #262 for the Fire Prevention Code Ordinance.
- Approved re-zoning of parcel #4706-27-200-001, 2198 W. Highland Rd. from SFR to NSC.
- Accepted the resignation of Mark Freude from the Planning Commission

PLANNING COMMISSION REPORT:

(Vice-Chair Andrew Sloan reported on the following items)

- Howell Township Parks and Recreation progress: Commissioner Haglund reported the Board’s approval to put aside 80 acres on Tooley/Warner as well as not more than 25 acres on Marr/Oak Grove.
- Howell Recreation Area Foundation: Commissioner Haglund announced the formation of this foundation and the ability to donate/set aside funds to Howell Recreation.

- Motion to Approve the Grand River Party Store's, Parcel #4706-27-400-002 & 003, Final Site Plan Conditional on Township Planner Montagno's report dated March 3, 2019, Township Engineer's report dated March 21, 2019, and Approval of all Government Agendas. Motion carried 6 to 0.
- Updates and continued discussion on the Sidewalk/Pathway Ordinances from Township Planner Montagno.
- PC/ZBA training took place May 14, 2019.

PETITIONER: JARED RUNYAN, FILE #PZBA-2019-02, PARCEL ID #4706-14-300-019, 3410 BYRON ROAD. REQUESTING VARIANCE TO ALLOW FOR CONSTRUCTION OF A DETACHED ACCESSORY STRUCTURE WITHIN SIDE YARD SETBACKS.

- Chairperson Babcock reviewed the request for the petitioner variance on the following section to allow for a detached accessory structure within side yard setbacks: **ARTICLE XIV: SUPPLEMENTAL REGULATIONS:** Section 14.07 Accessory Building Provisions, Item B., requesting a -26 foot variance.
- Petitioner Jared Runyan describes: Stud-framed structure, it is not a pole barn. It will be 30 ft. wide and 50 ft. deep. Stud frame for the footing, and aesthetically it would match his house.
- Purpose of building: Storage. He owns and works for a residential construction company, the accessory structure would provide extra vehicle storage as well as a spot for supplies/tools that are not being properly stored without this accessory structure.
- Questions were taken from the ZBA members to Mr. Runyan.
- The hardship preventing the petitioner from abiding by the setback requirements was stated as a power pole is in the way to the point where the proposed accessory structure would not be possible to build within the regulations of the Ordinance.
- Chairperson Babcock brought awareness to the Findings of Fact for purposes of the ZBA's decision, supporting the petitioner's, Jared Runyan, variance request to allow construction of an accessory structure within side yard setbacks on Parcel ID #4706-14-300-019, 3410 Byron Road. Findings of Fact as stated by Chairperson Kim Babcock: Petitioner is present on his own behalf, the preventing hardship has been stated, the location of the property has been identified, and the ordinance requirement has been identified as Section 14.07.
- **MOTION** by Sloan, seconded by Newstead, **"TO APPROVE THE VARIANCE FOR FILE #PZBA-2019-02, PARCEL ID #4706-14-300-019, 3410 BYRON ROAD FOR JARED RUNYAN'S REQUEST FOR A -26 FOOT VARIANCE FOR THE SIDE YARD WITH NO CONDITIONS."** Discussion followed. A roll-call was taken: Sloan – yes, Newstead – yes, Rudnicki – yes, Hansen – yes, Babcock – yes. Motion carries 5 to 0.

ADJOURNMENT: MOTION by Sloan, seconded by Hansen, **"TO ADJOURN."** Motion carried and meeting adjourned at 6:50 P.M.

Approved: _____ X _____

As Presented: _____ X _____

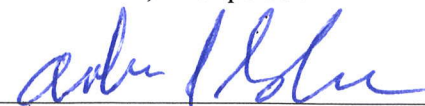
As Amended: _____

As Corrected: _____

Dated: 06.24.19



Kim Babcock, Chairperson



Andrew Sloan, Vice-Chairperson



Josie Modrack, Recording Secretary