
HOWELL TOWNSHIP ZONING BOARD OF APPEALS
UNAPPROVED MINUTES: SEPTEMBER 21, 2020, 6:30 P.M. - ZOOM
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Carrie Newstead	Chairwoman
Andrew Sloan	Vice-Chairman
Alex Hansen	Member
Tim Boal	Member
Jeff Smith	Board Representative

MEMBERS ABSENT:

Evan Rudnicki	Board Representative
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Also in attendance: Zoning Administrator, Joe Daus

Chairwoman Newstead called the meeting to order at 6:32 p.m. The roll was called.

APPROVAL OF AGENDA:

- **MOTION** by Hansen, seconded by Smith, **“TO APPROVE THE SEPTEMBER 21, 2020 ZONING BOARD OF APPEALS AGENDA AS PRESENTED.”** Motion carried.

APPROVAL OF MINUTES:

- **MOTION** by Boal, seconded by Hansen, **“TO APPROVE THE JULY 20, 2020 ZONING BOARD OF APPEALS MEETING MINUTES AS PRESENTED.”** Motion carried.

TOWNSHIP BOARD REPORT: Township Board Representative, Jeff Smith reported that the Board had a discussion on

- Annex Group, they requested an extension that was denied.
- There was also a discussion about Westview Capitals project on the other side of Oak Grove Rd., that they are have trouble with drainage.

PLANNING COMMISSION REPORT: Zoning Administrator, Joe Daus reported, J.A.C. Property Enterprises, LLC received

- Final Site Plan approval subject to receiving a variance for a retention or detention pond within the front yard setback.
- Rezoning request for Chestnut Development, LLC to rezone parcel 4706-29-200-029 from Heavy Commercial to Multiple Family Residential. After discussion the applicant withdrew his application for rezoning.

PUBLIC HEARING:

- Chairwoman Newstead opened the Public Hearing by having the applicant reviewed the request: The request on Article XIV: Supplemental Regulations, Section 14.35: Retention or Detention Ponds Located on adjacent Parcels of Land, Item A., applying for an 45 ft. variance allowing for a retention or detention pond in the front yard setback.
- Petitioners J.A.C. Property Enterprises, LLC (Aaren Currie) spoke on his requests. He explained that there was already 100 ft. from M-59 and then another 50ft setback required by Howell Township. He also noted that adjoining properties and other properties along M-59 have their retention ponds in the front yard setback. Mr. Currie’s engineer then spoke on the workings of the retention pond, and how this was the best place for it.
- Chairwoman Newstead then invited the ZBA members to ask questions, discussion followed.
- Comments from the Public: No comments from the public.

MOTION by Sloan, seconded by Hansen, **“TO APPROVE THE VARIANCE FOR PARCEL NUMBER 4706-26-100-040 FOR A 45 FT DEMININAL VARIANCE TO ALLOW THE RETENTION POND WITHIN THE FRONT YARD SETBACK, THE HARDSHIP IS THAT THE RETENTION POND NEEDS TO BE IN THAT LOCATION FOR THE REST OF THE PROJECT TO WORK.**

Chairwoman Newstead: All in favor Smith–yes, Hansen–yes, Boal–yes, Sloan–yes, Newstead – yes, opposed- none.

Motion carries 5 – 0.

OTHER BUSINESS: None

CALL TO THE PUBLIC: No comments from the public.

ADJOURNMENT:

MOTION by Boal, seconded by Sloan, **"TO ADJOURN."** Motion carried. Meeting adjourned at 6:57 P.M.

Approved: _____

Carrie Newstead, Chairwoman

As Presented: _____

As Amended: _____

Andrew Sloan, Vice-Chairman

As Corrected: _____

Dated: _____

