
HOWELL TOWNSHIP ZONING BOARD OF APPEALS

APPROVED MINUTES: January 21st 2025

3525 BYRON RD. HOWELL, MI 48855 (517-546-2817)

MEMBERS PRESENT:

Ken Frenger	Chairman
Carol Weaver	Vice Chair
Jim McEvoy	Secretary
Matt Counts	Board Rep

MEMBERS ABSENT:

Wayne Williams PC- Rep.

Also Present:

Jonathan Hohenstein Zoning Administrator

Ken Frenger called the meeting to order at 6:30 p.m. The roll was called.

APPROVAL OF AGENDA: MOTION by Counts **Seconded** by Weaver, “To Approve the January 21st, 2025, Zoning Board of Appeals Agenda” Motion carried.

APPROVAL OF MINUTES: MOTION by Weaver **Seconded** by McEvoy, “To Approve the September 17, 2024, Zoning Board of Appeals Minutes as Presented” Motion carried.

TOWNSHIP BOARD REPORT: Counts asked for questions, none.

PLANNING COMMISSION REPORT: Counts asked for questions, none

OLD BUSINESS: None

NEW BUSINESS:

A. Public Hearing: Trenton Whitaker, PZBA2024-07, Parcel #: 4706-13-302-063, 3072 Hill Hollow Ln. Howell, MI 48855.

Section 6.06 F – Single Family Residential

Section 14.18 – Supplemental Regulations

Request: 15-foot variance to the rear lot line and a 5-foot dimensional variance to the side lot line to allow a pool to be constructed within the property setbacks.

Staff Report: Jonathan Hohenstein

Parcel 4706-13-302-063 is a 0.268-acre site situated in the Oak Grove Meadows subdivision in the Single Family Residential (SFR) Zoning District. Applicant is seeking to construct a pool in the property setbacks. The property is a corner lot, which means it has two front yards and a much smaller rear yard than a typical property in the same subdivision. Setbacks for the SFR Zoning District are listed below but severely limit the area available to the applicant and the additional standards for pools limit the space even more preventing the installation of a pool.

Single Family Residential - Section 6.06-F: Yard and setback requirements.

- 1) Front yard. Minimum of thirty (30) feet from the road right-of-way line, or as specified in Section 26.05, whichever is greater.
- 2) Side yard. Minimum of ten (10) feet for each side yard, but a minimum total of twenty (20) feet for both side yards.
- 3) Rear yard. Minimum of forty (40) feet.

Supplemental Regulations - Section 14.18: Private pools shall be permitted as an accessory use in all zoning districts within the rear and side yards only, provided they meet the following requirements:

- A. There shall be a distance of not less than twenty (20) feet between the adjoining property line and the outside of the pool wall.
- B. There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot.
- C. No swimming pool shall be located less than thirty-five (35) feet from any front lot line.
- D. No swimming pool shall be located less than the distance required for a side yard by the zoning ordinance

Trenton Whitaker discussed the need to address the setbacks with ZBA before going to the HOA (Home Owners Association). Questions: asked what the pool dimensions were? Mr. Whitaker response was 18 (eighteen) foot round. What was the location? Mr. Whitaker responded with an indication on a computer screen, of the photo of his property. Mr. Whitaker stated the reason for the request was that he did not want the pool within four (4) feet of his home. Similar to current location of a trampoline.

Public input:

Chery Januszka 3041 Ivy Wood Circle Howell, MI 48855, sent via email in support of granting the variance. Zoning Board Administrator indicated that there several phone calls in support of the variance.

ZBA after a short discussion believed that with the constraints of the property provided no options. Therefore, the variance was appropriate. Comments to Mr. Whitaker were that any deck or additional structures would have to reviewed as well. Further, Mr. Whitaker acknowledged that he would need to go to HOA in this process next.

Motion by Weaver Seconded by McEvoy, "On PZBA2024-07, Parcel #: 4706-13-302-063, 3072 Hill Hollow Ln. Howell, MI 48855 for a 15-foot variance to the rear lot line and a 5-foot dimensional variance to the side lot line to allow a pool to be constructed within the property setbacks."

Roll Call Vote:

Frenger – Yes, Weaver – Yes, Counts – Yes, McEvoy – Yes. **MOTION CARRIED 4-0**

OTHER BUSINESS

Discussion of upcoming classes:

ROLES AND RESPONSIBILITIES PROGRAM - **Date:** January 23, 2025 **Time:** 6-8pm **Location:** Howell Township

CITIZEN PLANNER - **Date:** March 6, 13, 20, April 3, 10 and 17, 2025 **Time:** 6-9pm **Location:** The John E LaBelle
Livingston County Public Safety Complex

THE GOOD GOVERNANCE SERIES - **Date:** TBD

Board Members will attend.

Discussion of a potential for the ZBA to report to the Board for various revisions for ordinances that require often variances. Example: Barn locations.

CALL TO THE PUBLIC: No Response.

ADJOURNMENT: Meeting adjourned at 7:07 P.M.

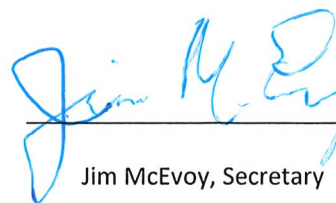
Approved: _____

As Presented: _____

As Amended: _____

As Corrected: _____

Dated: _____



Jim McEvoy, Secretary