

LOCKE TOWNSHIP ZONING BOARD OF APPEALS
January 9, 2019 7:00 PM

Present: Ken Cook, David Wheeler, Dave Carlson, Glenda Turner, Dorothy Hart, Terry Miller, Theresa A Young.
Absent: None.

Call to Order at 7:00 PM. Pledge of Allegiance.

Election of Officers: Motion Wheeler, second Cook to nominate Ken Cook as Chairperson, David Wheeler as Secretary and appoint Glenda Turner as recording secretary. PASSED.

Action on Sept 27, 2017 ZBA meeting minutes: Motion Wheeler, second Cook to approve the minutes of Sept 27, 2017 ZBA meeting. PASSED.

Open Public Hearing at 7:05 PM with explanation of procedure of public hearing by Cook. Purpose of public hearing is to hear public comment on a Variance to Table 10-4 Site Development Requirements for Principal Land Uses, as set forth in the Locke Township Zoning Ordinance for:

Applicant: Terry Miller

Parcel Number: 33 04 04 13 300 019

Subject Property Address: 5166 Morrice Rd, Webberville

[Exhibit 1]

Explanation of Request and Findings of Facts [Exhibit 2] from Hart. Applicants 1-acre parcel is a legal Nonconforming Lot per Zoning Ordinance Section 19.02, created in 1976. Applicant is requesting a variance to the 40' rear setback minimum, asking for a 4' rear setback and a variance to the 108' front setback, asking for 95'. Applicant submitted a site plan [Exhibit 3] showing the proposed building, current structures, residence and lot lines. Also attached to application is letter from adjacent property owner John Rhodes stating his desire to have the proposed building eaves a minimum of 10' from the property line [Exhibit 4].

Terry Miller explained that the variance is needed due to size of lot and the proximity of other buildings for entering/exiting. New building would also be in line with existing garage.

Cook questioned if there was a survey and what was going to be stored in the buildings. Terry Miller stated that there was no survey and he would be storing a large motor home, boat and classic cars in proposed building.

Close Public Hearing at 7:20 PM.

Consideration of Action by the Zoning Board of Appeals. Review of Zoning Variance Decision Checklist 1-6 [Exhibit 5]. Motion Wheeler, second Carlson to grant the requested variance to the 40' rear setback minimum to a 4' rear setback and a variance to the 108' front setback to 95'. PASSED.

Adjournment: Motion Carlson, second Wheeler to adjourn meeting. PASSED.

Meeting adjourned at 7:28 PM.

Glenda S Turner
Zoning Board of Appeals Recording Secretary

David Wheeler
Zoning Board of Appeals Secretary