

**OCEOLA TOWNSHIP ZONING BOARD OF APPEALS
Meeting Minutes of January 12, 2016**

The Oceola Township Zoning Board of Appeals held a Regular Meeting on Tuesday, January 12, 2016 with members: Vice-Chair Jack Hardy, Richard Renaud and Tim Weir in attendance. Chair Richard Beal and Harry Bowman were not in attendance. Vice-Chair Hardy opened the meeting at 7:00 p.m. with the pledge of allegiance to the Flag. Also in attendance, Sheree Pierce, Planning/Zoning Administrator.

APPROVAL OF MINUTES

Motion by Commissioner Weir to approve the meeting minutes of December 8, 2015.

Motion seconded by Commissioner Renaud

Roll Call Vote 3-0-0 Motion carried unanimously

PUBLIC HEARING

Application #8617, Rod Pieron Building Company, Property ID No. 4707-26-300-061, Argentine Road. Vice-Chair Hardy reviewed Application #8617 requesting a variance from the Oceola Township Zoning Ordinance, Article 13, Section 13.46, A.5. Applicant is requesting 20' of relief from the front yard setback requirement of 100' for flag lot standards pursuant to the Oceola Township Zoning Ordinance.

Vice-Chair Hardy opened the Public Hearing.

Julie Pieron, representing Rod Pieron Building Company, 3040 Kneeland Circle, Howell, MI 48843 and Rhonda Rose, Prudential Heritage, 201 E. Grand River, Brighton MI 48116, presented the application variance request. The depth of the subject property is 200' and when applying the 100' front yard setback requirement of a flag lot and the 50' rear yard setback of the AR Zoning District, what remains is a 50' depth building envelope. The dwelling structure proposed to be constructed is a 1,760 sq. ft. ranch that has a 70' depth, therefore will not fit in the 50' depth building envelope. A 20' variance from the front yard setback requirement would also center the house on the lot and allow more room for a proposed future pole barn to be built. The lots were split in 2005 and the flag lot ordinance was adopted in 2007. The building envelope survey that was prepared in 2005 showed 100' front yard setbacks and 20' rear yard setbacks.

For the record, Vice-Chair Hardy read the letter from former Zoning Administrator, Thomas Sauvage, dated December 23, 2015, which states that he did not see where this request would affect the other property owners off this easement.

Vice-Chair Hardy opened the hearing for public comment. Hearing no other comments from the public, Vice-Chair Hardy closed the Public Hearing.

REGULAR MEETING

CALL TO THE PUBLIC

There was no response from the Public.

Disposition of Application #8617, Rod Pieron Building Company, Property ID No. 4707-26-300-061, Argentine Road.

Vice-Chair Hardy reviewed the four standards that must be met to grant variances. Discussion was held in regards to the applicant not meeting all the criteria. Discussion ensued that the request is self-created by placing this size and style of house on this lot; that there are no natural features that would create a hardship or practical difficulty and; a purpose of a flag lot is to have a 100 ft. front yard setback. It was explained that all four conditions must be met that are listed in the zoning ordinance to grant a variance as well as meeting State law zoning regulations. The Board concurred that the application did not meet all of the conditions necessary to grant a variance.

Motion by Commissioner Weir to deny Application #8617, Rod Pieron Building Company, Property ID No. 4707-26-300-061, Argentine Road, request for a 20' variance from the front yard setback requirement of 100' for flag lot standards pursuant to the Oceola Township Zoning Ordinance, Article 13, Section 13.46, A.5.

Motion seconded by Vice-Chair Hardy

Roll Call Vote 3-0-0 Motion carried unanimously

ADJOURNMENT

Motion by Commissioner Renaud to adjourn the meeting at 7:35 p.m.

Motion seconded by Vice-Chair Hardy

Roll Call Vote 3-0-0 Motion carried unanimously

Planning/Zoning Administrator _____

Approved October 11, 2016