



**Hamburg Township
Zoning Board of Appeals
Hamburg Township Board Room
Wednesday, January 8, 2020**

AGENDA

- 1. Call to order**
- 2. Pledge to the Flag**
- 3. Roll call of the Board**
- 4. Correspondence**
- 5. Approval of agenda**
- 6. Call to the public**
- 7. Variance requests**

ZBA 20-0001

Owner: Della Ann and Richard Cieciek

Location: 7875 Maltby Road
Brighton MI 48116

Parcel ID: 15-12-200-031

Request: Variance application to allow for the following additions to an existing dwelling: 192-square foot addition to the northwest façade; a 58-square foot addition to the southwest façade; and a 376-square foot covered deck addition to the south façade. The additions will have a 6-foot west front yard setback (25-foot front yard setback required, Section 7.6.1.).

- 8. New/Old business**
 - a) Approval of December 11, 2019 minutes
- 9. Adjournment**



Zoning Board of Appeals Staff Report

AGENDA ITEM: 7a



TO: Zoning Board of Appeals
(ZBA)

FROM: Amy Steffens, AICP

HEARING

DATE: January 8, 2020

SUBJECT: ZBA 20-001

PROJECT 7875 Maltby Road
SITE: TID 15-12-200-031

APPLICANT/

OWNER: Richard and Delia Cieciek

PROJECT: Variance application to allow for the following additions to an existing dwelling: 192-square foot addition to the northwest façade; a 58-square foot addition to the southwest façade; and a 376-square foot covered deck addition to the south façade. The additions will have a 6-foot west front yard setback (25-foot front yard setback required, Section 7.6.1.).

ZONING: RA—Medium density residential

Project Description

The subject site is a one-acre parcel that fronts onto Maltby Road to the south and Fuller Street to the west. Single-family dwellings are located in all directions. The site is improved with a single-story 1,171 square foot dwelling and a 440-square foot detached garage.

If approved, the variance request would allow for the construction of a 192-square foot addition to the northwest façade; a 58-square foot addition to the southwest façade; and a 376-square foot covered deck addition to the south façade. The additions will have a 6-foot west front yard setback (25-foot front yard setback required, Section 7.6.1.).

Standards of Review

The Zoning Board of Appeals (ZBA) decision in this matter is to be based on the findings of facts to support the following standards. The applicable discretionary standards are listed below in bold typeface followed by staff's analysis of the project as it relates to these standards. A variance may be granted only if the ZBA finds that all of the following requirements are met.

- 1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone.**

The ordinance defines the subject site as a corner lot because it fronts onto two rights-of-way; a corner lot must provide the required front yard setbacks for the dwelling along both rights-of-way.

The proposed additions more than double the linear footage of the non-conforming front yard setback along Fuller Street. Currently, 16 linear feet of the dwelling is 6 feet from the front property boundary instead of the 25 feet required by the ordinance. The additions, if approved, would add an additional 25 linear feet of non-conforming dwelling. The eight dwellings that gain access from Fuller all exceed the required 25-foot front yard setback requirement. The dwelling to the west also fronts onto Maltby and Fuller but has compliant setbacks from both rights-of-way. One potential condition of approval that could lessen the impact of the proposed additions would be to limit access from Fuller, thereby creating a visual aesthetic that Fuller is a side yard.

There is no exceptional or extraordinary circumstance of condition applicable to the property involved that does not apply to other properties in the same district or zone.

- 2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not be deemed sufficient to warrant a variance.**

A substantial property right is not preserved based on granting a variance for a particular architectural design. The proposed additions, with a six-foot front yard setback instead of the required 25-foot front yard setback, could be reconfigured to extend into the north, east, or south yards rather than into the west front yard. A covered porch does not advance a substantial property right. Staff recommends however that, if approved, a condition be placed on the approval that would not allow the porch to be enclosed by screens, glass, or solid walls.

- 3. That the granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.**

As stated under standard number one, the eight dwellings that gain access from Fuller all exceed the required 25-foot front yard setback requirement. Expanding a non-conforming structure while not materially detrimental to the public welfare is contrary to how the community envisions orderly development.

4. That the granting of such variance will not adversely affect the purpose or objectives of the master plan of the Township.

The subject site is in the Northeast Hamburg/Winans Lake planning area. This area envisions a mixture of residential densities. The proposed additions would not affect the purpose or objectives of the master plan.

5. That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought, is not of so general or recurrent a nature.

The subject site is a residentially zoned, developed, and used property. The site is one-acre in size, with adequate room for a compliant addition to the north, east, and south facades of the dwelling. The proposed location of the additions is a personal preference and is not a condition specific to the subject site.

An amendment to the zoning ordinance Section 11.3., non-conforming buildings and structures, was adopted in November, 2017. The ordinance previously allowed an expansion without ZBA approval of a non-conforming structure up to fifty percent of the market value of the existing structure. However, with the zoning text amendment the ordinance requires all new construction to come into compliance with the setback standards of the ordinance. Staff offers Section 11.3. as a reminder that the zoning ordinance is written to phase out non-conforming structures, not encourage or create them.

6. Granting the variance shall not permit the establishment with a district of any use which is not permitted by right within the district.

The site is zoned for single-family residential and the proposed variance would not permit the establishment of a use not permitted by right within the district.

7. The requested variance is the minimum necessary to permit reasonable use of the land.

See analysis under standards one and five.

“Practical difficulty” exists on the subject site when the strict compliance with the Zoning Ordinance standards would render conformity unnecessarily burdensome (such as exceptional narrowness, shallowness, shape of area, presence of floodplain or wetlands, exceptional topographic conditions).

Recommendation

Staff recommends the ZBA open the public hearing, take testimony, close the public hearing,

evaluate the proposal for conformance with the applicable regulations, and deny or approve the application. In the motion to deny or approve the project the ZBA should incorporate the ZBA's discussion and analysis of the project and the findings in the staff report. The ZBA then should direct staff to prepare a memorialization of the Board's decision that reflects the Board's action to accompany the hearing minutes and to be reviewed and approved at the next ZBA hearing.

Denial Motion:

Motion to deny variance application ZBA 20-0001 at 7875 Maltby Road to allow for the following additions to an existing dwelling: 192-square foot addition to the northwest façade; a 58-square foot addition to the southwest façade; and a 376-square foot covered deck addition to the south façade. The additions will have a 6-foot west front yard setback (25-foot front yard setback required, Section 7.6.1.). The variance does not meet variance standards one, two, five, or seven of Section 6.5 of the Township Ordinance and a practical difficulty does not exist on the subject site when the strict compliance with the Zoning Ordinance standards are applied as discussed at tonight's hearing and as presented in the staff report. The Board directs staff to prepare a memorialization of the ZBA findings for the project.

Approval Motion:

Motion to approve variance application ZBA 20-0001 at 7875 Maltby Road to allow for the following additions to an existing dwelling: 192-square foot addition to the northwest façade; a 58-square foot addition to the southwest façade; and a 376-square foot covered deck addition to the south façade. The additions will have a 6-foot west front yard setback (25-foot front yard setback required, Section 7.6.1.). Variance approval is granted based on the condition that the covered porch shall remain unenclosed, per the plans file dated December 4, 2019, and prior to the issuance of a land use permit a deed restriction shall be recorded that prohibits access from Fuller in perpetuity. The variance does meet standards one through seven of Section 6.5. of the Township Ordinance and a practical difficulty does exist on the subject site when the strict compliance with the Zoning Ordinance standards are applied as discussed at tonight's meeting and as presented in the staff report. The Board directs staff to prepare a memorialization of the ZBA findings for the project.

Exhibits

Exhibit A: Application materials

8 copies of all plans & Application & fee
At least one month prior to the hearing

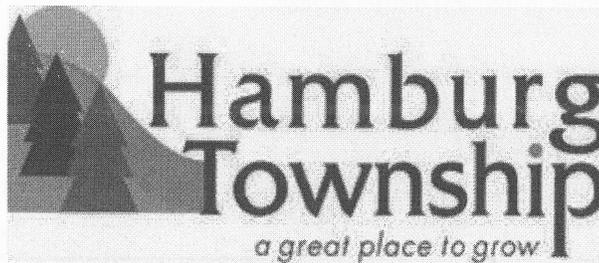
Jan. 8
Feb. 12

HAMBURG TOWNSHIP
DATE 11/04/2019 11:19:43 AM
Ref ZBA1900-20
ZBA Case Number ~~ZBA19-0020~~
Amount \$500 \$500

ZBA20-001

RECEIVED

DEC 04 2019



FAX 810-231-4295
Plann PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

**APPLICATION FOR A ZONING BOARD OF APPEALS (ZBA)
VARIANCE/INTERPRETATION
(FEE \$500 plus \$50 each additional)**

- Date Filed: 12-3-2019
- Tax ID 15-12-200 031 Subdivision: (HILLSIDE LAKES)? Lot No.: NA
- Address of Subject Property: 7875 MALTBY RD
- Property Owner: RICHARD & BELLA CIECIEK Phone: (H) 734 449 4959
Email Address: BELLACIECIEK@GMAIL.COM (W) 734 330 6987
Street: 7875 MALTBY RD City: BRIGHTON State: MI
- Appellant (If different than owner): — Phone: (H) —
E-mail Address: — (W) —
Street: — City — State —
- Year Property was Acquired: 2019 Zoning District: — Flood Plain —
- Size of Lot: Front 227 Rear 230 Side 1 193 Side 2 203 Sq. Ft. —
- Dimensions of Existing Structure (s) 1st Floor 1050 SQFT 2nd Floor — Garage —
- Dimensions of Proposed Structure (s) 1st Floor 277 SQFT 2nd Floor — Garage —
- Present Use of Property: RESIDENTIAL
- Percentage of Existing Structure (s) to be demolished, if any 0 %
- Has there been any past variances on this property? Yes ? No NOT SURE
- If so, state case # and resolution of variance application —
- Please indicate the type of variance or zoning ordinance interpretation requested:
UPGRADE OF EXISTING ROOF PLUS NEW ADDITION
PER CONSTRUCTION PRINTS

18. Please explain how the project meets each of the following standards:

- a) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone.

THE EXISTING PART OF HOUSE WAS BUILT IN THE
SET BACKS PRIOR TO MY PURCHASE IN 2019

- b) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not be deemed sufficient to warrant a variance.

CURRENT STRUCTURE NEEDS REPAIRS ON ROOF AND
GARAGING OF LAND AROUND HOUSE.

- c) That the granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

SURROUNDING PROPERTY VALUES WOULD INCREASE WITH
PROPOSED ADDITIONS + MODIFICATIONS TO THIS PROPERTY

- d) That the granting of such variance will not adversely affect the purpose or objectives of the master plan of the Township.

THIS IS A MINIMAL AMOUNT OF VARIANCE
AND SHOULD NOT ADVERSELY AFFECT TOWNSHIP'S PLAN

- e) That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought, is not of so general or recurrent a nature.

THIS IS SPECIFIC TO THE EXISTING HOUSE

- f) Granting the variance shall not permit the establishment with a district of any use which is not permitted by right within the district;

REMAIN AS SINGLE FAMILY DWELLING

- g) The requested variance is the minimum necessary to permit reasonable use of the land.

ONE TIME IMPROVE TO UPGRADE THE HOUSE

- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a variance only grants that which was presented to the ZBA.
- I acknowledge that I have reviewed the Hamburg Township Zoning Ordinance, The ZBA Application and the ZBA Checklist and have submitted all of the required information.
- I acknowledge that filing of this application grants access to the Township to conduct onsite investigation of the property in order to review this application.
- I understand that the house or property must be marked with the street address clearly visible from the roadway.
- I understand that there will be a public hearing on this item and that either the property owner or appellants shall be in attendance at that hearing.
- I understand that a Land Use Permit is required prior to construction if a variance is granted.
- I understand that any order of the ZBA permitting the erection alteration of a building will be void after six (6) months, unless a valid building permit is obtained and the project is started and proceeds to completion (See Sec. 6.8 of the Township Zoning Ordinance).

Richard Ciernik 12-3-2019
 Owner's Signature Date

Richard Ciernik 12-3-2019
 Appellant's Signature Date



4
N

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139-0157

(810) 231-1000 Office
(810) 231-4295 Fax



Supervisor: Pat Hohl
Clerk: Mike Dolan
Treasurer: Jason Negri
Trustees: Bill Hahn
Annette Koeble
Chuck Menzies
Jim Neilson

**Hamburg Township
Zoning Board of Appeals Minutes
Hamburg Township Board Room
Wednesday, December 11, 2019
7:00 P.M.**

1. Call to order:

The meeting was called to order by Chairperson Priebe at 7:00 p.m.

2. Pledge to the Flag:

3. Roll call of the Board:

Present: Auxier, Rill, Neilson, Priebe & Watson,

Absent:

Also Present: Amy Steffens, Planning & Zoning Administrator & Brittany Stein, Zoning Coordinator

4. Correspondence: None

5. Approval of Agenda:

Motion by Auxier, supported by Watson

To approve the agenda as presented

Voice vote: Ayes: 5 Nays: 0 Absent: 0 MOTION CARRIED

6. Call to the public:

Chairperson Priebe opened the hearing to the public for any item not on the agenda. There was no response. The call was closed.

7. Variance requests:

a) ZBA 19-0018

Owner: Michael and Sharon Diepenhorst

Location: 5245 Post Drive Hamburg MI 48139

Parcel ID: 15-27-105-038

Request: Variance application to allow for the construction of an 8.5-foot by 12-foot addition to the north façade of an existing dwelling. The addition will have a 13.5-foot rear yard setback (30-foot rear yard setback required, Section 7.6.1.).

Sharon Diepenhorst, applicant stated the reason for the variance request is because they feel that the bathroom location is in the most appropriate for their needs. There is currently no shower on the first floor, and they are aging and are anticipating some health issues. Therefore, it will be difficult to go up to the second floor or to the lower level to shower. The existing home is already out of compliance. If they did change the design as recommended to go out to the west, the grinder pump is only eight feet away from the structure. If they turned

the addition, it would interfere with the grinder pump meter, electrical meter and there is a steel pipe coming out of the ground that they are unsure what it is. Furthermore, in the bedroom, there are doorwalls on two sides and it would also interfere with a closet that would have to be moved.

Amy Steffens, Planning & Zoning Administrator stated that the subject site is a 13,939-square foot parcel that fronts onto Post Drive to the south and an unimproved right-of-way to the east; single-family dwellings are located to the north, south, west, and east. The site is improved with a two-story 1,480-square foot dwelling with an attached two-car garage, two sheds, and approximately 1,445 square feet of deck. If approved, the variance request would allow for the construction of an 8.5-foot by 12-foot addition to the north façade of the home. The addition will have a 13.5-foot rear yard setback where 30 feet is required. The Board must find that the project meets all seven Findings of Fact. She stated that the site is one-third acre, which is a fairly large parcel within the WFR district. However, it is constrained by the way the site has been developed. The existing dwelling has a 38-foot front yard setback where a 25 foot front yard setback is required. The deep front setback does impede any compliant development of the site to the rear. However, the configuration of the proposed addition is a personal preference and necessitates the need for the variance. The addition could be relocated or reconfigured thereby giving the desired first floor shower and lessening the variance request. A substantial property right is not advanced based on granting a variance for a particular architectural design or plot plan. The proposed addition, with a 13.5-foot rear yard setback instead of the required 30-foot rear yard setback could be designed or internal changes could be made to the house. A first floor shower does not advance a substantial property right, nor is a lack of a first floor shower a condition of the property that would warrant variance approval. Staff is sensitive to the fact that there are potential health issues where the owners would like to have a first floor shower. Other than that fact, are there any other condition that would warrant a decrease by more than half of the required setback? Staff is suggesting that an alternate site plan or interior reconfiguration be considered, not just the plan that is before the Board. The proposed addition would be most impactful to the rear of the dwelling to the north of the site. There is a home immediately to the north. However, given that the subject site is at a much higher elevation than the dwelling to the north, the 102-square foot addition is not likely to be injurious to the home to the north. The subject site is in the North Chain of Lakes planning area in the Master Plan. This area envisions continued residential development closely tied to the lake waterfronts. The proposed project would not impact the Master Plan at all. The subject site is a residentially zoned, developed, and used property. The site is a one-third acre parcel, which is considerably larger than most WFR-zoned parcels. There is no condition or situation that is so general or recurrent a nature as to warrant approval of the proposed variance request decreasing the required rear yard setback by more than half. There exists on this site a location or a reconfiguration of the interior floor plan that would require a lesser variance. The site is zoned for single-family residential and the proposed variance would not alter the use at all. Again, the site is zoned, developed and used for residential purposes. A particular architectural design is not a condition specific to the property. The Board must find that there are conditions specific to the property that is not applicable to other properties within the same zoning in order to grant the variance.

Chairperson Priebe asked if the gas meter would be relocated. Mr. Diepenhorst stated that the gas meter would be relocated to the east side of the house. Further, he stated that when they were contemplating a new master bathroom, they brought in two contractors and they ran into a problem with getting water and heat to the west side of the house. They are currently on a slab. As they are proposing, the addition will be inconspicuous and aesthetically appropriate. They are trying to make the home as livable and comfortable as possible.

Member Auxier asked if they looked at moving the garage forward and using part of that for the bathroom. Mr. Diepenhorst stated that they did look at it, however one of the contractors said it was not feasible as well as cost prohibitive.

The Board discussed the configuration of the property and the placement of the home on the lot. Discussion was held on the addition not having any impact on the neighbors.

Motion by Watson, supported by Rill

To approve variance application ZBA 19-0018 at parcel 15-27-105-038 to allow for the construction of an 8.5-foot by 12-foot addition to the north façade of an existing dwelling. The addition will have a 13.5-foot rear yard setback (30-foot rear yard setback required, Section 7.6.1.). The variance does meet standards one through seven of Section 6.5. of the Township Ordinance and a practical difficulty does exist on the subject site when the strict compliance with the Zoning Ordinance standards are applied as discussed at tonight's meeting and as presented in the staff report. The Board directs staff to prepare a memorialization of the ZBA findings for the project.

Chairperson Priebe opened the public hearing for ZBA 19-0018. Hearing no public comment, the hearing was closed.

Voice vote: Ayes: 5 Nays: 0 Absent: 0 MOTION CARRIED

b) ZBA 19-0019

Owner: Phillip Hatfield

Location: 3840 Langley Pinckney MI 48169

Parcel ID: 15-29-202-030

Request: Variance application to allow for the construction of a detached 10-foot by 16-foot shed. The shed will have a 6-foot setback from an existing structure on the lot (10-foot setback required, Section 8.3.4.).

Mr. Hatfield, applicant stated that he is currently removing an existing 10 foot by 10 foot steel shed that was in poor condition. He would like to put a 10 foot by 16 foot shed in its place. In talking with the Township, he found out that the shed was grand-fathered because it was too close to the property line. In meeting the ordinance with a 5 foot side setback and 50 foot setback to the water, it would make the corner of the shed 6 feet from the house rather than the required 10 feet. Therefore, he chose to ask for the variance to allow the shed 6 feet from the corner of the house versus the property line variance.

Brittany Stein, Zoning Coordinator, stated that the subject site is a 3,900 square foot lot that fronts onto Langley Drive to the north and Cordley Lake to the south; and single family dwellings are located to the east and west of the site. The site is improved with a one story 856 square foot dwelling. They are proposing a 10'x16' shed to be closer to the house giving it a 6-foot setback from the existing dwelling on the lot rather than the 10-foot setback required. They would meet the side setback as well as the 50 feet from the water. The proposed 160 square foot shed was constructed without a valid land use permit. There was an existing small non-conforming shed on the lot that has since been removed from the site for the construction of the new shed. She will address the standards as if it was newly proposed and was not existing on site yet. She noted that the shed is not currently located where it shows on the site plan. She stated that this site abuts Cordley Lake, requiring the shed to have a 50-foot setback from the ordinary high water mark. Additionally, the minimum setback requirements for a detached accessory structure that is completely to the rear of the primary structure is 5 feet from the rear and side property lines, as well as maintaining a minimum of 10 feet from any other structures on the lot. These setback requirements are intended to provide adequate space, open vistas, and privacy throughout neighborhoods and between structures on smaller residential lots. The existing home on the lot is non-conforming to the Zoning Ordinance, as it does not meet the setback requirements. The buildable area for an accessory structure is restricted based on both the setback requirements from the ordinary high water mark and the existing structure on the lot. The lot is a relatively small waterfront residential zoned site. The lot is 97 feet deep from north to south and 40 feet wide from east to west. A minimum side yard setback for a detached accessory structure is 5 feet if the proposed location is completely behind the rear of the house. A 50-foot setback is required from the ordinary high water mark of Cordley Lake. With these setback requirements, a shed of the proposed size of 10 feet by 16 feet does not have a compliant buildable location on this lot. However, the size of the shed could be reduced to 144 square feet or less, then the shed would not be required to meet the 50 foot setback from the lake and no variance would be required. The existing house on the lot does not meet all setback requirements and is over the lot line to the east. The house

is setback approximately 15 feet from the west property line from the nearest corner. The location of the proposed shed is 6 feet from the existing house on the west side. The proposed shed does meet all other setback requirements on the lot. The location of the proposed shed would not impact the surrounding properties because the shed meets the side yard setback and the setback from the water. The proposed shed is less impactful to surrounding properties in this location, closer to the house than an adjoining property line. There is no compliant location on this lot for the proposed shed sized 10 feet by 16 feet, however, it is encouraged to construct a smaller sized shed in the same location on the lot that may meet all required setbacks. The subject site is in the North Chain of Lakes planning area of the Master Plan. This area envisions waterfront and natural river district zoning closely tied to the lakes and Huron River. The proposed request would not adversely affect the purpose or objectives of the Master Plan. There is a condition or situation of the subject site that is of so general or recurrent a nature that the proposed shed cannot comply with the required setback standards from the existing structure. The size of the waterfront lot and location of existing house constrains the buildable area for an accessory structure. The size of surrounding lots and homes are similar to the site in question. The use of the site is single-family residential and the proposed variance would not change the use. There is a compliant location on the lot for a smaller, 144 square foot or less shed.

Member Rill asked about the location that the shed currently sits. Mr. Hatfield stated that in its current location, it does not come close to meeting the setbacks. It will be turned and placed where it is shown on the plan.

The question was asked if there is a tree in the way. Mr. Hatfield stated that is why he needs the location that he is asking. Even if he went down to the 144 square foot, the tree is in the way.

Discussion was held on the small size of the lot leaving very few options.

It was stated that by meeting the side setback by removing the old shed, it is improving the open vista area.

Discussion was held on any comments from neighbors. Mr. Hatfield stated that the only comment he has had is that it saves them from putting a privacy fence and blocks the view to their patio.

Chairperson opened the public hearing for ZBA 19-0019. Hearing no public comment, the hearing was closed.

Motion by Auxier, supported by Watson

Motion to approve variance application ZBA 19-0019 at 3840 Langley Dr. to allow for the construction of a detached 10-foot by 16-foot shed. The shed will have a 6-foot setback from an existing structure on the lot (10-foot setback required, Section 8.3.4.). The variance does meet variance standards one through seven of Section 6.5 of the Township Ordinance, specifically a) The buildable area for the accessory structure is restricted based on both of the setback requirements to the High water mark and the existing structure b) With these setback requirements, a shed of the proposed size does not have a compliant buildable location on this small lot. c) The location of the proposed shed does not impact the surrounding properties as it meets the side yard setback and the setback from the water. d) The proposed shed is less impactful to surrounding properties in this location being closer to the house than being closer to the property line or water. A practical difficulty does exist on the subject site when the strict compliance with the Zoning Ordinance standards are applied as discussed at the meeting tonight and as presented in the staff report. The Board directs staff to prepare a memorialization of the ZBA findings for the project.

Voice vote: Ayes: 5 Nays: 0 Absent: 0 MOTION CARRIED

8. New/Old business

- a) Approval of October 9, 2019 ZBA Minutes

Motion by Auxier, supported by Rill

To approve the minutes of the October 9, 2019 Minutes as written

Voice vote: Ayes: 5 Nays: 0 Absent: MOTION CARRIED

- b) Memorialization of findings for ZBA 19-0015 and 19-0017 – Does not require a motion
- c) 2020 ZBA hearing calendar

Motion by Rill, supported by Auxier

To adopt the 2020 Meeting dates

Voice vote: Ayes: 5 Nays: 0 Absent: 0 MOTION CARRIED

Planning & Zoning Administrator Steffens stated that the joint meeting will likely be held late February or early March. If there are any topics or issues you would like addressed, please let her know within the next few weeks so that they can start addressing those items. This joint meeting is a Township Board meeting held in conjunction with the Planning Commission, ZBA and Parks and Recreation Commission. We are looking for input as it does set our work plan for the year.

9. Adjournment:

Motion by Watson, supported by Rill

To adjourn the meeting

Voice vote: Ayes: 5 Nays: 0 Absent: 0 MOTION CARRIED

The meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Julie C. Durkin
Recording Secretary

The minutes were approved as presented/Corrected: _____

Chairperson Priebe