

Grass Lake Charter Township

Zoning Board of Appeals

Unapproved Minutes

February 14, 2018

Meeting called to order at 7:00 by Chairmen Payne

Members present:

Payne

Seaburg

Scheel

Elliott

Members absent:

Hart

Public present:

Mr. Doug Lammers, Zoning Chair

Mr. Joe Eiola

Mrs. Sheree Eiola

Mr. Bob Kraft

Mrs. Cheryl Kraft

Approval of Agenda: Elliott, seconded Payne

Approval of meeting minutes from 5-11-17: Scheel, seconded Payne

New Business case # 18-01-0001

Mr. Eiola stated the overall property is an acre, and how 3 properties adjacent to him, are less than 100 ft. at the road frontage. He explained how his

grandchildren attend Grass Lake Schools, and how he and his wife are currently caring for his mother in law in Brooklyn.

Discussion on how a new well and septic system, would be utilized for the new home, and how he wanted to keep back from Norvell Road, so the Grandkids could have a safe yard to play in.

It was declared this is not a hardship case.

Discussion on how Lockwood Subdivision properties, which touch the Eiola's property, on the back side are only 80 feet, at road, due to sewers running through there. Mr. Lammers talked about sewers possibly coming down Norvell Road, and then only 80 foot would be needed, but it wasn't in the foreseeable future, of happening.

Elliott suggested adjusting the lot, at the road, by dog legging it, and then only requiring an 8 foot variance. Asked if this were to occur, if it would become a nonconforming property, Mr. Lammers agreed.

Discussion of moving line 12 feet, and leave within the County road right of way of 33 feet, off the center of Norvell Road, making variance request, less than 9 feet.

Motion by Elliott to approve application 18-01-0001, parcel # 000-15-04-226-006-01, known as 1174 Norvell Road, with the following adjustments: Parent parcel to be 112' on West Lane, with the East Lane to be 100'. The North West corner to have a rectangle of 33' x 12' taken out of parent parcel. The 33' deep to run North and South, along the East West lane of parent parcel. The 12' to run North South of the East West line. The new North property line of parent parcel to be 10' from the overhang of the existing house.

Reason for this approval: 18.04D1d

Seconded by Payne

Public comment on variance request: no comments regarding variance request.

Request passed unanimously

Election of Officers:

Chairman: Payne

Secretary: Seaburg

Motion by Elliott Seconded by Scheel

Approval of 2018 meeting dates

Motion by Seaburg seconded by Payne

Adjusted August meeting date.

No Old Business.

Public comment from Mr. and Mrs. Kraft, items that the township board would handle, not ZBA business.

Meeting adjourned 8:10pm.

Respectfully submitted,

Frank Seaburg