

**Springfield Township  
Zoning Board of Appeals Meeting  
Minutes of October 21, 2004**

**Call to Order:** Chairperson Wendt called the October 21, 2004 Regular Meeting of the Springfield Township Zoning Board of Appeals to order at 8:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

**Attendance:**

**Board Members Present**

Skip Wendt  
Collin Walls  
Roger Lamont  
Dennis Strelchuk

**Board Members Absent**

Jim Carlton

**Staff Present**

Leon Genre

**Approval of Agenda:**

- **Board Member Lamont moved to approve the agenda as presented. Board Member Walls supported the motion. Vote on the motion. Yes: Wendt, Walls, Lamont and Strelchuk; No: none; Absent: Carlton. The motion carried by a 4 to 0 vote.**

**Approval of Minutes:**

- **Board Member Walls moved to approve the minutes of September 27, 2004 as presented. Board Member Strelchuk supported the motion. Vote on the motion. Yes: Wendt, Walls, Lamont and Strelchuk; No: none; Absent: Carlton. The motion carried by a 4 to 0 vote.**

**Old Business:**                      **None**

**New Business:**

1.     **Joseph Figa for Oakland County Parks & Recreation, 2800 Watkins Lake Rd., Waterford, MI. Property 4-H Fairgrounds at Andersonville and Hall Roads. Parcel I.D. # 07-20-201-016**

The applicant is requesting a height variance of thirteen (13) feet over the allowed maximum of twenty-five (25) feet for the relocation of the historic Ellis Barn to the above location address.

Mr. Figa of Oakland County Parks & Recreation is present in regard to this request.

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Mr. Figa confirmed that the Planning Commission has approved the relocation and the only change may be that they may add cupolas, which are shown on the approved plans. The height requested includes the cupolas.

Board Member Walls asked the applicant what the proposed timetable is? Mr. Figa said it is out for bid and they hope to be back to the Park Commission within six to eight weeks. It may take six to eight months to disassemble the barn. Mr. Figa confirmed that it is likely the building will be constructed within one year.

- **Board Member Walls moved that the height variance to allow an overall height of 38 feet including cupolas for the Ellis Barn be granted for the relocation to 12451 Andersonville Road, commonly known as Springfield Oaks Youth Activity Center for a period of 18 months to insure that there is sufficient time for the relocation and construction. Board Member Strelchuk supported the motion. Vote on the motion. Yes: Wendt, Walls, Lamont and Strelchuk; No: none; Absent: Carlton. The motion carried by a 4 to 0 vote.**

### **2. Duane Sterling, 3112 Dalhay Street, Livonia, MI. Property located at 5810 Morning Drive, Davisburg, MI. Parcel I.D. # 07-28-401-007.**

The applicant is requesting a five (5) foot side yard setback rather than the required fifteen (15) foot setback, and a fifteen (15) foot rear yard setback rather than the required thirty-five (35) foot setback to allow the construction of a detached garage at the above location.

Mr. Sterling is present in regard to this request.

Chairperson Wendt asked why the proposed garage is as large as it is, relative to the surrounding buildings? Mr. Sterling said he needs as much storage as he can without renting a facility.

Board Member Walls asked how big the septic is? Mr. Sterling said it is 750 gallons. Board Member Walls asked how big is the drain field and where does it go? Mr. Sterling said he believes it is a dry well to the east. Board Member Walls asked the applicant what his plans are for the house? Mr. Sterling said it is a summer home but he is looking at potentially renting it out. The garage would not be part of the rental. Board Member Walls asked the applicant to explain how he plans to access the garage. Mr. Sterling said he would take the first section of fence down to get enough room between the house and the fence because there is only 9 1/2 feet to the south.

Chairperson Wendt said there appears to be an ingress/egress problem on both sides of the property. He said this does not really conform to everything that is around it and believes that is a problem to deal with as far as putting a building of that size and height on the property.

Board Member Strelchuk asked the applicant why not take out the existing garage and move the proposed garage up towards the house, and then he would not need any variances? Mr. Sterling said he couldn't get enough distance from the septic to go forward.

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Board Member Walls said this is a self-inflicted practical difficulty. Board Member Lamont said, in his opinion, the height is an issue and that a story and a half would be much more realistic than the two-stories the applicant is asking for. Chairperson Wendt said he does not think a two-story would fit and this building would be larger than the surrounding homes.

Board Member Walls said in his opinion this would not be the minimum variance necessary for reasonable use of this property, it is not aesthetically compatible and there is no justification or practical difficulty for a variance.

- **Board Member Walls moved to table the request until the November Meeting to allow the applicant to explore and present alternatives. Board Member Lamont supported the motion. Vote on the motion. Yes: Wendt, Walls, Lamont and Strelchuk; No: none; Absent: Carlton. The motion carried by a 4 to 0 vote.**

### **3. Denise Carmean, 11556 Haylock, Davisburg, MI. Parcel # 07-28-376-019.**

The applicant is requesting: a) ten (10) foot side yard setback on both sides of the home rather than the required fifteen (15) foot side yard setback; and b) two hundred and ninety-two (292) square feet over the allowed square footage for accessory structures to allow an existing garage to remain on the property.

Ms. Denise Carmean is present in regard to this request.

Ms. Carmean said that item b in the request should be disregarded as they will be demolishing the current garage. The shed will remain. The current home will be entirely demolished and a new well and septic will be installed.

Chairperson Wendt informed the applicant that a side-load garage, as proposed, would be difficult to construct on a lot this size. Ms. Carmean said the lot is 97 feet wide and she thought it would be enough room.

Board Member Walls said there is proposed a two-car garage door and a single-car garage door, he asked the applicant what her plans are for the single door? Ms. Carmean said she would possibly use that side for storage. Board Member Walls said, if reversed and assuming the single door is used for storage, she should then end up with 30 feet side setback or close for the primary ingress and egress. Ms. Carmean provided the Board a picture of a home similar to the one she is proposing containing five bedrooms and a bonus room. She has not had CAD drawings prepared yet.

Board Member Walls said because the house has not been designed, it would help if the garage and foyer were pulled back to the west, she would gain some more room on the other side. He asked if there would be a walkout basement? Ms. Carmean said due to the elevation, they are considering it. Board Member Walls pointed out that she would have no room for a deck under the setback ordinance.

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Chairperson Wendt said he is concerned with the Oakland County Health Department as far as issuing a septic permit for a five-bedroom home on this property. He said he wished the applicant had gotten some feedback from the Oakland County Health Department relative to this floor plan. He explained that the Health Department would tell the applicant how many bedrooms she could have in relation to what they feel the parcel will sustain.

- **Board Member Strelchuk moved to allow a ten-foot side yard setback on both sides of the home rather than the required 15-foot side yard setback based on the non-conforming shape of the lot with the condition that the current garage be demolished prior to the beginning of any construction and the existing shed may stay. Due to practical difficulties having been shown that it is an odd-shaped lot and the location of the well and septic and an additional condition that the single door into the garage be reversed from the plans shown and be placed to the northwest side of the house. The motion failed due to lack of support.**
- **Board Member Walls moved to table this request to allow the applicant to get with the Health Department to get soil borings, size and location of septic system, to provide an elevation sketch of the proposed home with heights in relationship to the neighbors' houses and the lake, to explore moving the garage, foyer and area next to the kitchen westerly to reduce the side setback required on the east and in an attempt to meet the Township's 30-foot side load garage requirement. Board Member Strelchuk supported the motion. Vote on the motion. Yes: Wendt, Walls, Lamont and Strelchuk; No: none; Absent: Carlton. The motion carried by a 4 to 0 vote.**
- **Board Member Walls amended his motion to leaving the tabling motion open until the January meeting or when the information is supplied, whichever occurs first. Board Member Strelchuk supported the motion. Vote on the motion. Yes: Wendt, Walls, Lamont and Strelchuk; No: none; Absent: Carlton. The motion carried by a 4 to 0 vote.**

### **Adjournment:**

Hearing no other Business, Chairperson Wendt adjourned the meeting at 9:05 p.m.

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Susan Weaver, Recording Secretary