

**Springfield Township
Zoning Board of Appeals Meeting
Minutes of August 18, 2004**

Call to Order: Chairperson Wendt called the August 18, 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
Jim Carlton
Dennis Strelchuk
Roger Lamont

Board Members Absent

Staff Present

Leon Genre
Mary Blundy

Comment

Chairperson Wendt asked Board Member Walls to act as Chairperson for this meeting due to medical issues. The Board unanimously agreed.

Approval of Agenda:

- **Board Member Strelchuk moved to approve the agenda as presented. Board Member Wendt supported the motion. Vote on the motion. Yes: Walls, Wendt, Strelchuk, Lamont and Carlton. The motion carried by a 5 to 0 vote.**

Approval of Minutes:

July 21, 2004

- **Board Member Strelchuk moved to approve the minutes as presented. Board Member Lamont supported the motion. Vote on the motion. Yes: Walls, Wendt, Strelchuk, Lamont and Carlton. The motion carried by a 5 to 0 vote.**

Old Business: **None**

New Business:

- 1. Duane Sterling, 31120 Dalhay Street, Livonia, MI. Property located at 5731 Morning Street, Davisburg. Parcel I.D. # 07-28-326-019.**

The applicant is requesting a side yard setback of five (5) feet on the north side of the property, rather than the required fifteen (15) feet.

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Mr. Duane Sterling is present in regard to this request.

Acting Chairperson Walls said the variance application states a 30-foot width for the house and a 42 feet of length. However, the drawing shows more and does not indicate what will be house, what will be deck, etc. He asked the applicant if it is his intent to simply widen the house but not make it any closer to Big Lake? Mr. Sterling said the house would be no closer than it currently is. He wants to put a porch on the front without taking away from the 42 feet depth and the porch would be significantly less than the current deck. The porch will be 10 feet in depth and run all the way across the front of the house. Acting Chairperson Walls asked the applicant if he would have an area, including the porch, for the full 30-foot width to be 52 feet deep? Mr. Sterling said, yes.

Board Member Lamont asked if the structure would be taller than the existing structure? Mr. Sterling said yes, it will be two stories and would adhere to the existing garage next door within a reasonable line.

Acting Chairperson Walls noted that a letter was received from Mr. Bruno Manni, 5741 Morning Drive, stating that he has no objection to the requested variance. **[A copy of this letter is on file at the Office of the Clerk, Springfield Township].**

Board Member Wendt commented that this request is a less encroachment than what the garage is now for what the new homesite will be. This request is far less of a variance than what currently exists. He noted that along that stretch of Big Lake, there have been many variances for the betterment and welfare of the community. Board Member Wendt said he believes the plan to redevelop this property is good for the welfare of the community and the overall aesthetic value of Big Lake.

Acting Chairperson Walls asked the applicant why he needs 30 feet? Mr. Sterling said he currently has 20 feet and it only gives him a 7 1/2-foot bedroom and a 12-foot wide living room.

Mr. Max Lemaux, 5701 Morning, commented that he is in favor of this requested variance.

Mr. Robert Fischer, 5761 Morning, commented that he is also in favor of granting the variance.

- **Board Member Wendt moved, that based on the pre-existing, non-conforming nature of the property and the applicants hard work at trying to create a building that fits within the constraints of the property along with the neighbors' approval to the north and that the property will meet the current restrictions as required by the Oakland County Health Department that this property expansion or change be approved because of its consistency with the neighborhood and will be a relative betterment for the overall aesthetic value of the community. Board Member Carlton supported the motion.**

Acting Chairperson Walls said it does not meet Health Department current restrictions and suggested deleting that from the motion.

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- **Board Member Wendt amended his motion to delete the reference to the Oakland County Health Department in his motion. Board Member Carlton supported the amended motion. Vote on the amended motion. Yes: Walls, Wendt, Strelchuk, Lamont and Carlton. No: none. The motion carried by a 5 to 0 vote.**

Adjournment:

Hearing no other Business, Acting Chairperson Walls adjourned the meeting at 8:15 p.m.

Susan Weaver, Recording Secretary