

SPRINGFIELD TOWNSHIP
ZONING BOARD OF APPEALS

November 16, 2016

Call to Order: Vice-Chairperson Whitley called the November 16, 2016 Zoning Board of Appeals meeting to order at 7:30 pm at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

In attendance: Dean Baker
 Virginia Fischbach
 Denny Vallad
 Bill Whitley

Absent: Skip Wendt

AGENDA:

Board member Vallad moved to accept the agenda as published. Supported by Board member Fischbach. Vote yes: Baker, Fischbach, Vallad, Whitley. Vote no: None. Absent: Wendt. Motion approved.

PUBLIC COMMENT: None

CONSENT: Minutes of the October 19, 2016 meeting

Board member Baker moved to APPROVE the minutes October 19, 2016 meeting as amended: on page 6, change “affluent” to “effluent”, on page 7, change “affluent” to “effluent”, page 8, change “inhabitable” to “uninhabitable”. Supported by Board member Fischbach. Vote yes: Baker, Fischbach, Vallad, Whitley. Vote no: None. Absent: Wendt. Motion approved.

OLD BUSINESS:

1. *(Tabled on October 19,2016) Request from Marcia Lennox, 10910 Bigelow Road for a variance to create two parcels resulting in one with a nine hundred and twenty-eight (928) foot access strip rather than the maximum length of six hundred and sixty (660) feet required per Springfield Township Code of Ordinances, Chapter 40, Section 40-642.*

The property that is the subject of the request is located at 10910 Bigelow Road in Springfield Township and is zoned R-2 One Family Residential. P.I. #07-10-100-031.

Board member Whitley acknowledged an email that the Board members received today requesting a delay in her appeal request due to medical conditions.

Board member Vallad moved to grant the applicant's request for a delay in hearing this appeal on the property at 10910 Bigelow Road, P.I. #07-10-100-031 and set this appeal for hearing in January 2017 or the next meeting thereafter. Supported by Board member Baker. Vote yes: Baker, Fischbach, Vallad, Whitley. Vote no: None. Absent: Wendt. Motion approved.

NEW BUSINESS:

1. Request from Meyers Metal Fabrication Co., 9665 Northwest Court, Clarkston 48346 for a variance to allow a new building to be constructed with a combined side yard setback total of fifty-five (55) feet instead of the sixty (60) feet allowed per Springfield Township Code of Ordinances, Chapter 40, Section 40-572.

The property that is the subject of the request is located at 9665 Northwest Court in Springfield Township and is zoned M-2 Heavy Industrial. P.I.#07-26-327-002.

Mr. Ronald Meyers introduced himself and his wife, Brenda Meyers, to the Board. He stated that the current building on the property has a 20-foot setback which does not conform to today's standards. He explained that they want to build another building due to business expansion and they want to attach it to the existing building.

Board member Whitley asked the applicant which dimension was 65' and which dimension was 60'.

Mr. Meyers replied that the depth would be 60' and 65' would be the width.

Board member Whitley asked the applicant if he considered changing that so that the depth along the long dimension of the parcel was 65' and across the side was 60'.

Mr. Meyers replied that they will still have 35' from the neighbor's property; it is 20' on the other side. They are trying to add a door to the side that they work out of on the newly constructed side and it is a 16-foot doorway.

Board member Whitley asked if the applicant considered changing the orientation of the building such that the width is 60' and the north-south dimension of 65'. This would eliminate the need for a variance.

Mr. Meyers stated that he thought he needed a variance because they were trying to match up the 20-foot side.

Board members explained that the total side yard setbacks should add up to at least 60 feet as per ordinance. The plan that the applicant presented has 55 feet total side yard

setback. They discussed rotating the building 90 degrees to eliminate the need for a variance.

Mr. Meyers confirmed that he could do this and maintain a 40-foot side yard setback on the newly constructed side.

Board members and Mr. Meyers agreed that this is how the building should be constructed. They discussed the fact that by law they would have to deny the request because there is an alternative available that would not require a variance.

Supervisor Walls confirmed that the next step would be site plan approval for Mr. and Mrs. Meyers.

Board member Baker moved to deny the variance request from Meyers Metal Fabricating, 9665 Northwest Court, Clarkston 48346, P.I. ##07-26-327-002 for a combined side setback of 55 feet instead of the 60 feet required because the applicant has other alternatives that could allow them to construct a suitable facility without requiring a variance. Supported by Board member Vallad. Vote yes: Baker, Fischbach, Vallad, Whitley. Vote no: None. Absent: Wendt. Motion approved.

PUBLIC COMMENT:

Phyllis King, 9667 Andersonville Road, asked how the residents could stop the building because she is opposed to all of the trucks and the noise generated from them. She stated that no one is following the ordinance there, specifically the sound ordinance and the ordinance as to when they are allowed to work.

Board member Whitley acknowledged her comment. He added that this is not the body that would address these concerns. Ordinance issues would be addressed by the Supervisor's Office.

Tracy Grosvenor, 9660 Andersonville Road, summarized a current ordinance enforcement situation regarding her home and a neighboring industrial property.

Board member Whitley acknowledged her comments. He stated that this Board does not handle ordinance enforcement issues; she would need to contact the Supervisor's Office.

ADJOURNMENT:

Board member Baker moved to adjourn the meeting at 7:52 pm. Supported by Board member Vallad. Voted yes: Baker, Fischbach, Vallad, Whitley. Voted no: None. Absent: Wendt. Motion approved.

Erin Mattice, Recording Secretary