

SPRINGFIELD TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
January 16, 2019

Call to Order: Chairperson Whitley called the January 16, 2019 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
 Bill Whitley
 Matt Underwood
 Denny Vallad
 Skip Wendt

Absent:

AGENDA:

Board member Wendt moved to proceed with the agenda as presented. Supported by Board member Vallad. Vote yes: Baker, Underwood, Vallad, Wendt, Whitley. Vote no: None. Absent: None. Motion approved.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Board member Wendt moved to approve the minutes of the December 19, 2018 meeting as presented. Supported by Board member Underwood. Vote yes: Baker, Underwood, Vallad, Wendt, Whitley. Vote no: None. Absent: None. Motion approved.

OLD BUSINESS:

1. (TABLED ON DECEMBER 19, 2018) Request from Kyle and Krista Walker, 5942 Long Point Drive, Davisburg, 48350 to construct a house and garage resulting in the following variances:

a.) Distance from a septic system to the high-water mark of Big Lake of seventy-one (71) feet rather than the one hundred (100) feet required per Springfield Township Code of Ordinances, Chapter 40, Section 40-639

b.) Maintain existing side setback of four (4) feet rather than the thirteen (13) feet allowed per Springfield Township Code of Ordinances, Chapter 40, Section 40-932, Setbacks for Nonconforming Lots

c.) Maintain existing front setback of one point six (1.6) feet rather than the thirty-five (35) feet allowed per Springfield Township Code of Ordinances, Chapter 40, Section 40-932, Setbacks for Nonconforming Lots

The property that is the subject of the request is located at 5942 Long Point Drive in Springfield Township and is zoned R2 One Family Residential. P.I. #07-28-251-036.

Chairperson Whitley announced that items b. and c. were approved at the December 19, 2018 meeting and are not a subject of this meeting.

Mrs. Krista Walker introduced herself to the Board members. She explained and summarized documents that were provided to the Board members.

Chairperson Whitley stated that he still has questions regarding the feasibility of rotating the field. The Kieft Engineering letter states what might be required but doesn't explain why it is required. It is still unclear as to why some things would be required, for example, raising the elevation of the house.

Mrs. Walker stated that she assumed that rotating the field would push the area of the original septic tank and because of the walkout basement situation. She is not sure with the retaining wall and the elevation changes, that might be the bigger impact on the lot. She cannot speak for Mr. Wardin.

Chairperson Whitley commented that it might take the engineer to answer his questions. It is not clear to him why rotating the field results in moving the septic tanks and it is not clear the impact of moving these are. It is also not clear why this requires raising the elevation of the house. He understands that it would change the location of the retaining wall but without the plan view, it is not clear why the elevation of the house is changed and sequentially affect the ability to have a walkout.

Board member Wendt stated that from the information that Mrs. Walker has presented, it would appear that the system as shown now will suffice or handle the affluent for the household. He would like it moved farther from the water's edge but from an end use standpoint, he doesn't see that there is going to be any gain by rotating it.

Mrs. Walker stated that if this is not approved, they have some concerns about what the field requirements would be if the current system fails because of the current walkout of the home. The proposed system is potentially cleaner than what currently exists. She stated that they do not have a lot of information on the current system since it was a 1940 build and is old and antiquated.

Board member Vallad asked if the current system is a conventional system. He asked what was the distance from the edge of the field to the water's edge.

Mrs. Walker replied that they could not find records.

Board member Baker pointed out that there was a proposed outline on the site plan provided.

Mrs. Walker answered that her husband tried to probe and find out what he could. She is not certain of the history of the current system.

Chairperson Whitley agreed that the proposed system from a function standpoint is sufficient. He is looking at the potential to reduce the variance request and if it were rotated, it would be a 30% reduction in the variance.

Board member Wendt agreed.

Board member Vallad commented that the superior performance of the system needs to be looked at and they need to allow for technological advancements.

Chairperson Whitley replied that the proposed is better than what is there. The concern he has is that the engineer's letter just restates the obvious and what was stated at the last meeting without presenting any data or information that supports the consequences and why those consequences result.

Mrs. Walker stated she understood.

Board member Wendt indicated that drawing elevation numbers should be added. Without this information, the questions cannot be answered.

Mrs. Walker clarified the questions that the Board was asking: Why does rotating the field require raising the elevation of the home?, Why does it require moving the tanks? and she asked if elevation numbers should be added to the drawing.

Board member Wendt answered yes.

Chairperson Whitley stated that the engineer's letter says that the 2 feet elevation would not be practical without additional retaining walls since the grading between the houses north and south would not work well with the additional 2 feet. All properties are tied together and the Board needs to understand the reasoning behind what he is saying.

Board member Wendt moved to table the decision until next month's meeting so that the Board can get further clarification on how the proposed system, if it were rotated, would impact the topography and elevation of the house and to provide hard data so the Board is not guessing. Supported by Board member Vallad. Vote yes: Baker, Underwood, Vallad, Wendt, Whitley. Vote no: None. Absent: None. Motion approved.

Chairperson Whitley acknowledged a letter from Catherine Goebel, 5952 Long Point Drive, opposing the variance request.

PUBLIC COMMENT:

Tom Weiler, 9171 Hillcrest, commented that meeting paperwork was missing off of the back table.

ADJOURNMENT:

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

Erin Mattice, Recording Secretary