

**NOTICE  
REQUEST FOR VARIANCES  
ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Charter Township of Springfield will hold a meeting on Wednesday, May 17, 2006, beginning at 8:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, Michigan to hear the following appeals:

PUBLIC COMMENT:

APPROVAL OF MINUTES

OLD BUSINESS:

1. John Steckling 8006 Caribou Lake Lane, Clarkston, MI 48346, owner of Holly Greens Storage, to allow steel instead of the required masonry walls for a self storage building, per Sections 12.01 and 18.07 of Zoning Ordinance 26. Subject parcel is located at 10475 Dixie Highway. P.I. #07-03-451-006.
2. Martin and Paula Rathsburg, 9663 Westwood Circle, Clarkston, MI 48350, to allow a five (5) foot rear setback rather than the required twenty-five (25) feet; and to allow a combined total of fifty-three (53) feet for front and rear setbacks rather than the required seventy-five (75) feet, per Section 18.11 of Zoning Ordinance 26. P.I. #07-03-426-015

NEW BUSINESS:

1. Carl J. Solheim, 5607 Edgar Rd., Clarkston, MI 48346, to split the existing property by creating an access strip twenty (20) feet wide and approximately six hundred (600) feet long, per Sections 16.20 and 25 of Zoning Ordinance 26, in order to access the proposed rear lot from Edgar Rd. P.I. #07-25-301-012.
2. Dale E. Elkins, 8693 Crosby Lake Rd., Clarkston, MI 48346, to allow a fifteen (15) foot side yard setback rather than the required thirty (30) feet, to construct a building sixty (60) feet wide by eighty (80) feet long. P.I. #07-36-376-012.

NOTICE IS FURTHER GIVEN, that the maps and variance requests may be examined at the Springfield Township Clerk's Office, 12000 Davisburg Rd., Davisburg, MI 48350 during regular office hours Monday through Friday. Written comments may be submitted to the Clerk's Office until the date of the meeting. Anyone needing a special accommodation at the meeting should contact the Township Clerk at least two (2) business days in advance. 248-846-6510.

NANCY STROLE, Clerk

**Springfield Township  
Zoning Board of Appeals Meeting  
Minutes of February 15, 2007**

**Call to Order:** Chairperson Wendt called the February 15, 2007 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  
Dean Baker  
Bill Whitley

**Board Members Absent**

**Staff Present**

**Approval of Minutes: November 21, 2006**

- **Board Member Walls moved to approve the Minutes of November 21, 2006 as presented. Board Member Baker supported the motion. Vote on the motion. Yes: Wendt, Walls, Baker, Carlton and Whitley; No: none. The motion carried by a 5 to 0 vote.**

**Approval of Agenda:**

- **Board Member Walls moved to approve the agenda as published. Board Member Whitley supported the motion. Vote on the motion. Yes: Wendt, Walls, Baker, Carlton and Whitley; No: none. The motion carried by a 5 to 0 vote.**

**Old Business: None**

**New Business:**

1. Big Lake Preserve, LLC, 121 W. Long Lake, #310, Bloomfield Hills, MI 48304. Property located north of Shaffer Rd., south of Haylock, east of Rusty Lane and west of Hillsboro. P.I. #s 07-28-378-001 through 07-28-378-022.

The applicant is requesting an additional two-year extension (to March 6, 2009) beyond the one-year extension of final site plan approval for Huron Creek residential development previously granted by the Springfield Township Board of Trustees per subsection 18.07.4.b(6) of Springfield Township Zoning Ordinance 26.

There is no one present to represent the applicant in this request.

Chairperson Wendt said he has read the application and it is lacking sufficient detail. Specifically the question on the application regarding special conditions or circumstances, the applicant checked off “no” that they did not create the situation. Chairperson Wendt said he believes they did.

Board Member Walls said he knows Mr. Weine’s brother passed away and that was the reason for the extension for a year granted by the Township Board. While you cannot tell from the application, he learned from the Assessing office that the property changed hands in June, 2006. We have no indication why the purchaser did not do anything with this and they are not present for this hearing.

Chairperson Wendt commented that he made numerous comments in his notes but those are meaningless without a representative present to answer the questions. Board Member Walls said we will be having a March meeting. He suggested granting a one month extension and tabling the discussion until the applicant can be present, the only other alternative is to deny the request.

- **Board Member Walls moved that we grant an extension of one month and table further action on the application until our March meeting with a directive to Big Lake Preserve, LLC that they appear at the March meeting and present, prior to that meeting in writing, statements and information as to why the construction did not take place during the previous extension periods that were granted by the Township Board, why the extension is necessary now and to provide some information as to their ability to complete the construction in conformity with the site plan which are provisions required by Section 18.07.4.b(6) of the ordinance. Board Member Whitley supported the motion. Vote on the motion. Yes: Wendt, Walls, Baker, Carlton and Whitley; No: none. The motion carried by a 5 to 0 vote.**

The applicant, Mr. Scott Kauffman arrived at 8:09 and apologized to the Board for his tardiness. Chairperson Wendt explained to Mr. Kauffman that he is postponed until next month.

## **Adjournment:**

Hearing no other Business, Chairperson Wendt adjourned the meeting at 8:10 p.m.

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Susan Weaver, Recording Secretary