

**NOTICE
REQUEST FOR VARIANCE
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 Thursday, April 19, 2007, beginning at 8:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, Michigan to hear the following appeal:

PUBLIC COMMENT:

OLD BUSINESS: none

NEW BUSINESS:

1. Charles Underwood, 7058 Ridgewood, Clarkston, MI 48346, to allow construction of a house with a twenty (20) foot front setback rather than the minimum fifty (50) feet required per Section 25 of Zoning Ordinance 26.

The property that is the subject of the variance request is zoned R-2 (one-family residential, one acre minimum) and is located on the southwest corner of Hillsboro Rd. and Claypool. P.I. #07-28-426-002.

NOTICE IS FURTHER GIVEN, that the map and variance request 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
Charter Township of Springfield

SUBJECT TO BOARD APPROVAL

Springfield Township Zoning Board of Appeals Meeting Minutes of April 19, 2007

Call to Order: Chairperson Wendt called the April 19, 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
Dean Baker
Bill Whitley

Board Members Absent

Jim Carlton

Staff Present

Approval of Minutes: March 15, 2007

- **Board Member Whitley moved to approve the minutes of March 15, 2007 as presented. Board Member Baker supported the motion. Vote on the motion. Yes: Wendt, Walls, Baker and Whitley; No: none; Absent: Carlton. The motion carried by a 4 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 and Whitley; No: none; Absent: Carlton. The motion carried by a 4 to 0 vote.**

Old Business: None

New Business:

1. Charles Underwood, 7058 Ridgewood, Clarkston, MI. Parcel I.D. # 07-28-426-002.

The applicant is requesting construction of a house with a twenty foot front setback rather than the minimum fifty feet required per Section 25 of Zoning Ordinance 26. The property that is the subject of the variance request is zoned R-2 (one-family residential, one acre minimum) and is located on the southwest corner of Hillsboro Rd. and Claypool.

SUBJECT TO BOARD APPROVAL

Mr. Underwood is present in regard to this request.

Mr. Underwood noted that he wants to build inline with the houses along Claypool. He is trying to maintain the 100 foot setback from the lake. He explained that there was a road right-of-way that gave up thirty feet along Claypool which causes the problem. That was in addition to the twenty feet where Claypool is located now. Mr. Underwood provided an updated drawing to the Board.

- **Board Member Walls moved that the variance request for a twenty foot rather than a fifty foot setback from the Claypool road right-of-way be approved as the thirty foot additional right-of-way granted in the early 1980's is not being used and in all probability will not, that it creates a unique situation when combined with the size of the parcel in relationship to the buildable area, and that the circumstances are not the result of the applicant, the variance appears to be the minimum necessary for reasonable use of the property. Board Member Baker supported the motion. Vote on the motion. Yes: Wendt, Walls, Baker and Whitley; No: none; Absent: Carlton. The motion carried by a 4 to 0 vote.**

Adjournment:

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

Susan Weaver, Recording Secretary