

**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, August 15, 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. Request from Bobby Medlock, 11696 Old Oaks Lane, Davisburg, MI 48350, to allow construction of an accessory building:
  - a) with an eight (8) foot rear setback rather than the minimum thirty-five (35) feet required per Section 25 of Springfield Township Zoning Ordinance 26.
  - b) with a twenty (20) foot side setback rather than the minimum twenty-five (25) feet required per Section 25 of Springfield Township Zoning Ordinance 26.
  - c) with a total floor area of eight hundred thirty-two (832) square feet which will result in a total accessory floor area of 1,587 square feet rather than the maximum 1,179 square feet permitted per Section 16.14 of Springfield Township Zoning Ordinance 26. P.I.#07-28-102-003

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 Clerk's Office at least two (2) business days in advance. 248-846-6510.

NANCY STROLE, Clerk  
Charter Township of Springfield

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

**Call to Order:** Chairperson Wendt called the August 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  
Dean Baker  
Bill Whitley  
Jim Carlton

**Board Members Absent**

**Staff Present**

Leon Genre

**Approval of Agenda:**

- ★ **Board Member Whitley moved to approve the agenda as published. Board Member Carlton 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 Minutes:** July 18, 2007

- ★ **Board Member Baker moved to approve the minutes of July 18, 2007. Board Member Whitley supported the motion. Vote on the motion: Yes: Wendt, Walls, Carlton Baker and Whitley; No: none. The motion carried by a 5 to 0 vote.**

**New Business:**

1. Bobby Medlock, 11696 Old Oaks Lane, Davisburg, P.I. # 07-28-102-003

The applicant is requesting to allow construction of an accessory building:

- a) with an 8 foot rear setback rather than the minimum 35 feet required per Section 25 of Springfield Township Zoning Ordinance 26.
- b) With a 20 foot side setback rather than the minimum 25 feet required per Section 25 of Springfield Township Zoning Ordinance 26.
- c) With a total floor area of 832 square feet which will result in a total accessory floor area of 1,587 square feet rather than the maximum 1,179 square feet permitted per Section 16.14 of Springfield Township Zoning Ordinance 26.

Mr. Medlock is present in regard to this request.

Chairperson Wendt asked the applicant if there is anything the applicant could provide that might impact the Board in addition to what has already been submitted.

Mr. Medlock said the reason for the setback is, the way his property sits, he would flood his house if he moved the garage forward.

Chairperson Wendt asked the applicant why he needs the variances. Mr. Medlock said because he has no room in his garage and he needs the garage for all his cars. Chairperson Wendt asked if there are any storage units available in the area. Mr. Medlock said, no. Chairperson Wendt asked the applicant if the land created a hardship as far as having deprived him of the use of the land that he needs for the additional space. Mr. Medlock said, no.

Board Member Carlton commented that the applicant may have more stuff than he can store on his property. He already has a two-car garage and a storage building. Mr. Medlock said he cannot get two cars in his two-car garage. Board Member Carlton asked about placing the building on the west side. Mr. Medlock said he thought about that but it would flood out the neighbor. Board Member Carlton said the applicant could still find a place to put the structure without the variance.

Mr. Mike Eaton, 11691 Scott Rd., commented that he has no problem with the requested variance by Mr. Medlock.

Board Member Walls said he is confused based on the drawing and walking the property. It appears to him that where it is on the drawing and where the applicant told him he wanted to build it are two different things. Mr. Medlock indicated to him that the builder put the drawing together for him. Board Member Walls said, because this is a cluster development the applicant doesn't need the side yard variance as 20 foot is the minimum in a cluster project. However, he is concerned that in this site condominium project, the applicant mentioned that the side property is not owned by anyone and is an area to be preserved. Board Member Walls confirmed that it is limited common area and he is not certain that the applicant can build there in accordance with the condominium restrictions. According to Exhibit B drawings, there is a 50 foot rear setback and a 30 foot setback on the west side, which is different than what is drawn. The biggest issue is the square footage in Board Member Walls' opinion. It appears the applicant could build with more than 8 foot rear and 20-25 feet on the side easily and still not be by the septic system. However, the problem is the square footage. Board Member Walls said, based on the measurements they took of the applicants' garage, he could have approximately 630 square foot additional structure if he removes the existing 12 X 15 building. Or he could have 454 and keep the existing building.

Board Member Baker said, it appears that the square footage is the driving force behind the variance request. He does not feel that can be a driving force to grant a variance on square footage.

Board Member Walls asked the applicant if he has an interest in the Board exploring side and/or rear setbacks for an additional structure that is within the size limits of the ordinance or not? Mr. Medlock said, no.

- ★ Board Member Baker moved to deny the request as depicted in tonight's agenda relevant to the three variance items based on the fact that special conditions do not exist which are peculiar to this land which make this variance necessary, the owner of the property is not being deprived of any of his rights relevant to use of this property by this ordinance and no special circumstances exist that are unique to this site that would demand this variance be granted. Board Member Whitley supported the motion. Vote on the motion: Yes: Wendt, Walls, Carlton Baker and Whitley; No: none. The motion carried by a 5 to 0 vote.**

### **Adjournment:**

Hearing no other Business, Chairperson Wendt adjourned the meeting at 8:16 p.m.

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Susan Weaver, Recording Secretary