

**OSHTEMO CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS**

**MINUTES OF A MEETING HELD FEBRUARY 26, 2013**

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**Agenda**

**LOT FRONTAGE VARIANCE (ARNDT) – APPLICANT REQUESTS A VARIANCE FROM THE MINIMUM FRONTAGE REQUIREMENTS OF SECTION 66.201 TO ALLOW A BOUNDARY LINE ADJUSTMENT INVOLVING A NONCONFORMING PARCEL SUCH THAT THE LOT FRONTAGE WOULD REMAIN 165 FEET, 35 FEET LESS THAN THE 200 FOOT MINIMUM. SUBJECT PROPERTY IS 10241 WEST MAIN STREET. (PARCEL NO. 3905-18-430-011)**

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A meeting of the Oshtemo Charter Township Zoning Board was held on Tuesday, February 26, 2013, at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Roger Taylor, Chairperson  
Lee Larson  
Millard Loy  
L. Michael Smith  
Neil Sikora, First Alternate

MEMBERS ABSENT: Cheri Bell  
James Sterenberg, Second Alternate

Also present were Greg Milliken, Planning Director, Karen High, Zoning Administrator, one other interested person, and Martha Coash, Meeting Transcriptionist.

**Call to Order and Pledge of Allegiance**

The meeting was called to order by Chairperson Taylor at approximately 3:05 p.m., and the “Pledge of Allegiance” was recited. Due to Ms. Bell’s absence, Mr. Sikora was called upon to act as a sitting member for the meeting.

**Election of Officers**

Chairperson Taylor asked for nominations for officers for the coming year.

Mr. Smith nominated Mr. Taylor to continue as Chairperson and Mr. Loy supported the nomination. Members unanimously re-elected Mr. Taylor as Chairperson.

Mr. Larson nominated Mr. Smith as Vice Chairperson and Mr. Loy supported the nomination. Members unanimously elected Mr. Smith as Vice Chairperson.

## **Agenda Approval**

The Chairperson asked if there were any additions, deletions or corrections to the Agenda. Hearing none, he called for a motion to accept the Agenda. Mr. Larson made a motion to accept the agenda as presented. Mr. Smith seconded the motion. The motion passed unanimously.

## **Public Comment on Non-Agenda Items**

Chairperson Taylor called for public comment on non-agenda items. There were none. He proceeded to the next agenda item.

## **Approval of the Minutes of October 23, 2012**

The Chairperson asked if there were any additions, deletions or corrections to the minutes of October 23, 2012. No changes were noted. Mr. Sikora made a motion to approve the minutes as presented. Mr. Smith seconded the motion. The motion was approved unanimously.

## **Variance Request**

Chairperson Taylor asked Mr. Milliken for a report on the variance request before the Board.

Mr. Milliken reported the applicant currently owns several parcels along West Main Street and is seeking approval of a boundary adjustment to the subject property. The parcel is located on the south side of West Main Street between 1st and 2nd Streets. The property is currently 10.75 acres in size. The parcel has 165 feet of frontage on West Main Street. There is a house and garage located near the West Main Street frontage and the southern portion of the parcel is vacant.

Mr. Milliken indicated the proposal is to adjust the southern boundary of the parcel resulting in a new 1.32 acre area that will be added to a previously split portion that is now associated with a platted lot on Skyview Drive. The 10.75 acre parcel fronting on West Main Street would be reduced in size to 9.43 acres. The remaining 1.32 acres would be combined with the previously split 0.56 acres attached to the Skyview lot to create a 1.88 acre attachment.

The property has been the subject of two previous variance approvals. In 2008, this parcel along with adjacent parcels, was reconfigured resulting in depth-to-width ratios that exceeded the required 4:1 ratio. In addition, a portion of the property was removed from the southern end of the property to be combined with an adjacent lot in the Skyview Estates plat. This lot split also required a variance due to the fact that it did

not have any frontage. In 2012, the subject property was one of three that were part of a boundary rearrangement that required a variance due to the fact that the frontage was less than the 200 feet required. The variance was approved.

Mr. Milliken stated that the rearranged parcels would satisfy all zoning requirements with the exception of lot frontage. The frontage on West Main Street would be 165 feet, less than the 200 foot minimum. However, this is the current frontage of the parcel and has been the frontage of the parcel since it was created. It would not be affected by the proposed boundary adjustment. Nonetheless, the adjustment results in a new parcel configuration that does not conform to current standards. Therefore, a variance request is necessary.

Chairman Taylor asked for any public comment on this request. Hearing none, he asked for board deliberation.

Mr. Smith stated he saw no pitfalls or drawbacks to granting the variance as requested.

Mr. Loy and Mr. Sikora agreed the request was reasonable.

Chairperson Taylor asked for a motion to approve the variance.

Mr. Smith made a motion to approve the variance as presented. Mr. Loy seconded the motion. The motion was approved unanimously.

Mr. Milliken said he will notify the assessors' office that the variance was approved and turn the matter over to them. The paperwork has been filed and is in order. If anything further is needed from the property owner, they will be notified.

### **Schedule of Meeting Dates**

Mr. Milliken provided the board with the following proposed Schedule of Meeting Dates for 2013:

January 22	July 23
February 26	August 27
March 26	September 24
April 23	October 22
May 28	November 26
June 25	December 17

The Chairperson asked if there were any issues with the proposed Schedule.

Mr. Milliken noted that the December meeting date was changed from the typical 4<sup>th</sup> Tuesday, which would be Christmas Eve, to the week prior, which is the 17<sup>th</sup>.

The Board suggested no changes.

**Disposition:** Members accepted the Schedule of Meeting Dates as proposed.

**Any Other Business / ZBA Member Comments**

Mr. Milliken indicated the scheduled March 26 meeting will be necessary. An application has been filed for a variance from the fence height requirements in residential districts.

Mr. Milliken also noted the joint meeting of all boards held last week was the first step in a process to develop strategic plan priorities for the next four years. He distributed the results to Members and requested they send him any other ideas or thoughts that they may like included. The results of this process will be considered by the Township Board at their retreat in April.

Mr. Smith noted he will not be present at the March meeting.

**Adjournment**

Chairperson Taylor noted the Zoning Board of Appeals had exhausted its Agenda, and with there being no other business, he adjourned the meeting at approximately 3:26 p.m.

Minutes prepared:  
February 27, 2013

Minutes approved:  
\_\_\_\_\_, 2013