

Sumpter Township
Zoning Board of Appeals Meeting
Thursday, March 28, 2019, 7:00 p.m.
23480 Sumpter Rd., Belleville, MI 48111
Minutes

Meeting called to order by Chairperson Pedersen at 7:00 pm. Showing present: Beaudrie, Oddy, Pedersen and Steigerwald. Excused absence: Stalmack. Also showing present: Planner Atkin, Deputy Clerk D. Hadyniak and 8 residents.

4. Motion by Oddy, supported by Beaudrie to approve the Zoning Board of Appeals Minutes of October 18, 2018. Motion carried.

5. Public Hearing:

Motion by Oddy, supported by Beaudrie to open the Public Hearing. Public hearing opened at 7:01 pm. Motion carried.

A. Applicant (19-01) is requesting a dimensional variance from Section 5.3(a)(5) of the zoning ordinance. The request is to place the accessory structure seven feet six inches (7'6") from the west side yard property line; minimum required side yard setback is fifteen (15) feet. The site for the requested variance is located at 45289 Willis Road, Belleville, MI 48111.

Thomas Sampson of 45289 Willis Rd. stated he was granted a 1,300 square foot variance for an accessory building but needed to reconfigure the space to best suit his needs. Mr. Sampson said he would like to move the accessory building from the east side of the property to the west side. The placement of the accessory building will be a foot further into the property than originally granted. Mr. Sampson said he spoke with the gas station owner and he has no problem with the accessory building to be constructed on the west side of the property. Deputy Clerk Hadyniak stated E. Kruetzer called stating he has no problem with the variance that backs up to his property. Deputy Clerk checked voicemail on Friday, March 29, 2019 in the morning and a message was left from Scott Kittle at 45257 Willis Rd. on March 28, 2019 at 5:52 pm, stating he believes Mr. Sampson should be granted the variance.

Motion by Oddy, supported by Beaudrie to close the Public Hearing. Public Hearing closed at 7:03 pm. Motion carried.

Motion by Beaudrie, supported by Oddy to approve the dimension variance at 45289 Willis Rd. Motion carried.

Motion by Oddy, supported by Beaudrie to open the Public Hearing. Public Hearing opened at 7:04 pm. Motion carried.

B. Applicant (19-02) is requesting a dimensional variance from Section 6.4(c)(2) of the zoning ordinance. The request is to place the accessory structure to house Class II animals not less than twenty-five (25) feet from the west side yard property line; minimum required setback from any adjacent lot line for accessory structures housing Class II animals is seventy-five (75) feet. The site for the requested variance is located at 5490 Oakville Waltz Rd., New Boston, MI 48164.

William Tyler Doroshenk of 5490 Oakville Waltz Rd. stated they are looking for a dimensional variance to building an accessory building of one hundred sixty (160) ft., with a twenty-five (25) foot setback. Mr. Doroshenk stated he was looking to place the accessory building on the west side of the property further way from the neighbor's to the east. Hoping when the wind blows it will

**Sumpter Township
Zoning Board of Appeals Meeting
Thursday, March 28, 2019, 7:00 p.m.
23480 Sumpter Rd., Belleville, MI 48111
Minutes**

help with any smells. The reason for building the accessory building is because they have two (2) horse that are currently down in Virginia with her parents who can't take care of them anymore. They need to build a permanent structure to bring the horses here to Michigan and store his tractor. Mr. Doroshenk stated when they original looked at the land they he didn't know about the ordinance code or he wouldn't have purchased the property. Planner Atkin stated it's a skinny lot that a mile and half deep (1.5). Commissioner Oddy stated he estimated the distance to the east neighbor to be two hundred and eighty (280) feet and the barn to the west can't be built in front of the house, per the ordinance. Commissioner Oddy asked if the people in attendance were Mr. Doroshenk neighbors' which they replied yes. Commissioner Oddy asked if the neighbors' could please list their names and address. Planner Atkin stated that if the residents were to follow the ordinance the accessory building would only be thirteen (13) feet wide and one fourth (1/4) of a mile long. Commissioner Oddy stated the applicant has more than enough land according to the ordinance to house two (2) horses.

Motion by Oddy, supported by Beaudrie to close the Public Hearing. Public Hearing closed at 7:10 pm. Motion carried.

Motion by Oddy, supported by Steigerwald to approve the requested dimensional variance at 5490 Oakville Waltz Rd. Motion carried.

Chairperson Pedersen asked if all the neighbors' were in support of the variance and all shook their head.

6. Open Floor: Commissioner Oddy told the residents about the Planning Commission meetings and Park & Recreation Commission. They are always looking for volunteers to help get involved with the community. Commissioner Oddy told the Zoning Board of Appeals that the Master Plan has been sent out by the Clerk's office for review from the surrounding communities' and utility companies. Commissioner Oddy explained at the last meeting the Board changed the pricing from \$300 to \$675 due to rising cost along with two ordinances that were amended. Commissioner Beaudrie thanked Carlisle Wortman for the training session. Chairperson Pederson told the residents to get involved and about the upcoming Sumpter Festival.

7. Adjournment: Motion by Oddy, supported by Steigerwald to adjourn at 7:171 pm. Motion carried.

Minutes prepared by,
Dawn Hadyniak
Deputy Clerk, Sumpter Township