

**SHIAWASSEE COUNTY ZONING BOARD OF APPEALS
JANUARY 13, 2016– BOARD MINUTES**

1. **CALL TO ORDER:** Chair Henry W. Martin III called the regularly scheduled monthly Zoning Board of Appeals public hearing to order at 7:00 P.M. on Wednesday evening, January 13th, 2016. The hearing was held within the County Board of Commissioners' meeting room located on the first floor of the Surbeck Building, 201 N. Shiawassee Street, in Corunna, MI.
 - a. **ROLL CALL:** Present: Bradley Hisson, Duane Wood, Julie Hales-Smith, Robert Ebmeyer, Paul Brake, Ann Gamboe Hall and Henry W. Martin III. Absent: None. Also present: Peter Preston, Community Development Director and Matthew Lafferty, Land Use Planner.
 - b. **EXCUSED ABSENCES:** None.
2. **CONFIRMATION OF LEGAL NOTICE:** The board was informed that a legal notice of the scheduled hearing had been posted within the Sunday December 27th, 2015 edition of the Independent Newspaper to all of their zones and that proof of publication was on file. Chair Henry Martin declared the hearing as legally noticed.
3. **ELECTION OF OFFICERS:** **Motion:** Hall moved to nominate Henry W. Martin as Chairman of the Board. **Support:** Hales-Smith. **Motion carried: 7 ayes, 0 nays.** **Motion:** Hales-Smith moved to nominate Ann Gamboe Hall as Vice-Chairman of the Board. **Support:** Hisson. **Motion carried: 7 ayes, 0 nays.**
4. **APPROVAL OF THE AGENDA:** **Motion:** Hall moved to approve the agenda as printed. **Support:** Wood. **Motion carried: 7 ayes, 0 nays.**
5. **APPROVAL OF BOARD MINUTES:** **Motion:** Ebmeyer moved to approve the December 2nd, 2015 minutes as printed. **Support:** Hall. **Motion carried: 7 ayes, 0 nays.**
6. **PUBLIC COMMENTS ON NON-AGENDA ITEMS:** None.
7. **COMMISSIONER COMMENTS:** Commissioner John Horvath said that he was here to observe.
8. **OLD BUSINESS:** None.
9. **NEW BUSINESS:**
 - 8.a. **Application Request #PZBA15-020**
Applicant/Owner – Darcy Crampton

Site Location – 10175 Corcoran Rd., Haslett, MI 48840; Tax ID.# 78-013-32-200-014-02, 78-013-32-200-014-03 and 78-013-200-014-04; Section 32, Woodhull Township.

Request – To allow the creation of a lot with a single-family dwelling on an approximately 17.76-acre parcel, which exceeds the maximum lot size requirement of 2.5-acres.

Ordinance Reference – Section 2.7.2.A .

Lafferty provided the staff report.

The Chair asked for the applicant’s statement. The applicant, Darcy Crampton, had no additional comments.

The Chair opened the floor for public comment in support of the applicant’s request. Matthew Cook spoke in supported and stated that he is trying to purchase the property and can’t get a mortgage for the property as three separate lots.

The Chair called for public comment in opposition of the request. Hearing none, the Chair called for Township input. The Chair stated that Woodhull Township recommend approval at their December 16, 2015 Planning Commission meeting.

Chair Martin closed the public hearing.

Discussion between the Board members took place.

Lafferty presented the findings of fact. All findings of fact were in agreement.

Chair Martin entertained a motion.

Motion: Robert Ebmeyer motioned to **approve** request PZBA15-020, CRAMPTON, for the proposed variance from Section 2.7.2.A as property legally described in Section 32, Woodhull Township (Parcel Id. #78-013-32-200-014-02, 78-013-32-200-014-03 and 78-013-32-200-014-04), based upon the following reasoning:

1. The proposal satisfies the basic findings as set forth in Section 18.4.6 of the Zoning Ordinance.

Support: Ann Gamboe Hall

Roll Call: Ayes to Approve: Bradley Hissong, Duane Wood, Julie Hales-Smith, Robert Ebmeyer, Paul Brake, Ann Gamboe Hall and Henry W. Martin. **Nays:** None.

Motion carried: 7 ayes, 0 nays.

8.b. Application Request #PZBA15-021

Applicant – Skyway Towers LLC, c/o J.R. Crane

Property Owner – Leroy N. Hankinson, Trustee

Site Location – 280 E. Britton Rd., Morrice, MI 48857; Tax Id.# 78-015-18-100-001-03, Section 18, Antrim Township.

Request – To permit the construction of a Communication Tower in the A-2 District that encroaches into the rear yard setback.

Ordinance Reference – Section 4.3.16 and 3.2

Preston provided the staff report.

The Chair asked for the applicant's statement. J. R. Crane stated that this site was chosen as to not impact any farmland.

The Chair opened the floor for public comment in support of the applicant's request. Hearing none, the Chair called for public comment in opposition of the request.

Bob BeGole, the adjacent property owner, spoke in opposition of the request. He stated that they fly sprayers on the field and that it was not in a good location for where his field is.

The Chair called for Township input. Preston stated that no comment had been received from Antrim Township.

The Chair asked for any rebuttal. J. R. Crane stated that they already have FAA approval and Michigan Aeronautics approval for the site.

Discussion between the Board members took place.

Preston presented the findings of fact. All findings of fact were in agreement.

Chair Martin entertained a motion.

Motion: Hall motioned to **table** request PZBA15-021, SKYWAY TOWERS, for the proposed 18' variance from the required rear yard setback under Section 3.2 to permit the construction of a 240' self-supporting lattice type communication tower on property as legally described in Section 18, Antrim Township (Parcel Id. #78-015-18-100-001-03), based upon the following reasoning:

1. Additional information is needed by the Zoning Board of Appeals in order to ascertain that the proposal satisfies the basic conditions as set forth in Section 18.4.6 of the Zoning Ordinance.

Support: Julie Hales-Smith.

Motion carried: 7 ayes, 0 nays.

10. INTERPRETATIONS OF THE ZONING ORDINANCE: None published.

11. REVIEW OF BYLAWS: Motion: Ebmeyer moved to approve the bylaws of the Shiawassee County Zoning Board of Appeals as adopted March 11, 2009. **Support:** Martin. **Motion carried; 7 ayes, 0 nays.**

12. ZONING ADMINISTRATOR'S REPORT: Preston had further reviewed Application PZBA15-18 and had visited the property. Staff had learned new information about the proposed project and had determined that a variance was no longer necessary.

13. BOARD MEMBER COMMENTS: None.

14. PUBLIC COMMENT: None.

15. ADJOURNMENT: Motion: Ebmeyer moved to adjourn. **Support:** Hall. **Motion carried: 7 ayes, 0 nays.** The public hearing adjourned at approximately 8:20 P.M.

Recording Secretary: Matthew Lafferty

Approval Signature
Shiawassee County Zoning Board of Appeals

Approval Date