

**SHIAWASSEE COUNTY
ZONING BOARD OF APPEALS
Minutes – March 14, 2012**

1. **CALL TO ORDER/ROLL CALL:** Chair Martin called the regularly scheduled monthly public hearing to order at 7:00 P.M. within the County Board of Commissioners’ meeting room located on the first floor of the Surbeck Building, 201 N. Shiawassee Street, in Corunna.

ROLL CALL: Present: Henry W. Martin III, Willis Miller, N. Bradley Hissong, and Ann Gamboe-Hall. Absent: Larry Gramer and Gerald Wardell.
Also present: Linda Gene Cordier/Zoning Administrator and Commissioner Ron Elder. Chair Martin noted there was a board quorum.

- 1a. **EXCUSED ABSENCE:** Cordier informed the board that Larry Gramer had called and left a message on the main line earlier in the week and stated due to a commitment, he would not be able to attend the meeting. Chair Martin stated a motion was needed to excuse Gramer and Wardell from tonight’s meeting and Hall from the February meeting. **Motion: Miller** moved to excuse Gramer, Wardell, and Hall. **Support: Hissong.** Motion carried 4 ayes, 0 nays.

2. **CONFIRMATION OF LEGAL POSTING:** Cordier informed the board that the legal notice for the evening’s public hearing was published within the Shiawassee County Independent on Sunday, February 26, 2012. A copy of the notification was up front for review. Chair Martin declared the hearing legally published.

3. **APPROVAL OF AGENDA:**
Motion: Miller moved to approve the agenda as printed. **Support: Hall.** Motion carried: 4 ayes, 0 nays.

4. **APPROVAL OF BOARD MINUTES:**
Motion: Hall moved to approve the February 8, 2012 minutes as printed. **Support: Miller.** Motion carried: 4 ayes, 0 nays.

5. **PUBLIC COMMENTS ON NON-AGENDA ITEMS:** None.

6. **COMMISSIONER COMMENTS:** Commissioner Elder informed the board that the Board of Commissioners adopted the recent Text Amendment to the County Zoning Ordinance relating to accessory buildings and structures and accessory uses. Elder thanked the board for their work. Elder commented that there were a lot of citizens from Lake Manitou at that meeting and gave the commissioners a round of applause after adopting the language. He noted that there will be two proposals on the August ballot. One will be for the proposed millage for M.S.U. Extension to cover a five-year period. If approved, the millage would bring in \$82,500 the first year to help fund the program. The other millage proposal is for a four-year period for the Medical Care Facility. Elder commented briefly on the recent commissioner approval of the Teamster’s Non-Supervisory Unit contract within the Sheriff’s Department.

7. **OLD BUSINESS:** None.

8. **NEW BUSINESS:**

- 8a. **Dimensional Variance Application - #ZBA11-012**
Applicant/Owners – Douglas S. and Janelle L. Taylor
Site Location – 6351 N. Ridge Road, New Lothrop

Tax Identification – 78-004-06-100-002-01; Section 6, Hazelton Township
Request – Above-ground pool with attached deck located within the side yard setback requirements.
Proposed – One (1) foot from western boundary side yard property line
Ordinance – 10 foot

Chair Martin informed Mr. and Mrs. Taylor that due to the fact there was just a board quorum present they would have the opportunity to request their application be tabled until next month when other board members would be present. They could proceed tonight with their request; however, it would take all four members to vote unanimously to pass a motion.

Douglas Taylor stated they wished to have the request tabled.

Cordier informed them of ordinance regulations. If a request is denied, an applicant cannot come back before this board for one year unless newly found evidence was submitted. She felt they made a good choice by asking it to be tabled.

Hall agreed. Even if they held a public hearing tonight and tabled it, they would have to hold another hearing next month otherwise the board members that weren't present this evening would not be able to vote on it next month.

Motion: Ann Gamboe Hall moved to postpone Application Request #ZBA11-012 until the next scheduled meeting. **Support:** Willis Miller. Motion carried: 4 ayes, 0 nays.

9. **INTERPRETATION OF THE ZONING ORDINANCE:** None.
10. **ZONING ADMINISTRATOR REPORT:** Cordier stated the cut-off date for the April meeting was last week. The only item for the April hearing will be the Taylor's request. Cordier that she and some of the members attended a ZBA training workshop at Caledonia Township last week.
11. **BOARD MEMBER COMMENTS:** Hall, Hissong, and Martin stated they enjoyed the training and found it interesting.
12. **PUBLIC COMMENTS:** None.
13. **ADJOURNMENT:**
Motion: Willis Miller moved to adjourn the public hearing. **Support:** Ann Gamboe Hall. Motion carried; 4 ayes, 0 nays. Meeting adjourned at 7:20 P.M.

Recording Secretary – Linda Gene Cordier

Henry W. Martin III, Chairman
Zoning Board of Appeals

April 11, 2012
Approval Date