

**SHIAWASSEE COUNTY ZONING BOARD OF APPEALS – PUBLIC HEARING**  
**WEDNESDAY EVENING, NOVEMBER 14<sup>TH</sup>, 2012 – 7:00 P.M.**  
**201 N. SHIAWASSEE ST, 1<sup>ST</sup> FLOOR/SURBECK BUILDING, CORUNNA, MI**  
**(front door entrance/handicap accessible via rear entrance)**

**1. Call to Order/Roll Call:**

Henry W. Martin III/Chairman      Larry Gramer/Vice Chairman      Willis Miller  
Ann Gamboe Hall      Gerald Wardell      N. Brad Hissong      Julie Hales-Smith

**1a. Excused Absences:**

**2. Confirmation of Legal Notice:** Sunday, October 28, 2012

**3. Approval of Agenda:**

**4. Approval of Board Minutes:** October 10, 2012

**5. Public Comments on Non-Agenda Items:**

**6. Commissioner's Comments:**

**7. Old Business:**

**7a. Application – ZBA12-007**

**Applicant/Owners** – Kevin S. Godfrey, P.O. Box 94, Morrice

**Site Location** – 2110 East Braden Road, Perry, MI 48872

**Tax Identification** – 78-015-33-100-001, Section 33, Antrim Township

**Dimensional Variance Request/Lot Size Requirements** - Divide off a parcel of land from a farm with an existing single-family dwelling and accessory structures on a parcel size that would exceed the maximum lot size requirements within the A-2 Zoning District

**Proposed** – 325' road frontage width by 1290' depth; 9.62 acres m/l

**Ordinance** – Section 2.7.2.A. of the 1999 Shiawassee County Zoning Ordinance – Parcels created after June 1999 within the A-2 District – Maximum Lot Size 2.5 acres

**Variance Requested** - 7.12 acres m/l

**Tabled from September 12, 2012**

**8. New Business:**

**8a. Application – PZBA12-011**

**Applicant/Owner** – Bradley H. Boettcher, Durand, MI

**Site Location** – 10120 East Newburg Road, Durand, MI

**Tax Identification** – 78-012-23-100-008, Section 23, Vernon Township

**Request** – Dimensional Variance Request from the maximum 2.5 acres lot size that can be created within the A-2 Zoning District.

**Variance Requested** – 14.78 acres m/l

**Ordinance** -- Section 2.7.2.A. of the 1999 Shiawassee County Zoning Ordinance – Parcels created after June 1999 within the A-2 District – Maximum Lot Size 2.5 acres

**8b. Application #PZBA12-012**

**Applicant/Owners** – Community State Bank, c/o Jeanne Weber, V.P.; St. Charles, MI

**Site Location** – 667 E. Six Mile Creek Rd., Owosso, MI

**Tax Id.** – 78-003-18-400-004-01; Section 18, New Haven Twp.

**Request** – Multi-Dimensional Variance Request:

**Variations Requested** –

1. Variance from the minimum required road width/frontage requirement (Required 150 feet; proposed – 72.82 feet)

2. Variance from the Lot Width to Depth Ratio for a parcel under 20 acres in size (Required 4-to-1 ratio; proposed lot size – 72.82'x855.87' longest side)

3. Variance from the boundary setback for a driveway (Required 15' setback; proposed – 2 ft)  
**Ordinance Sections:** Section 3.2 (Schedule A); Section 5.2.7. and Section 6.3.1.J.

9. **Interpretations of the Zoning Ordinance:**

9a. **Interpretation of the Vernon Township Zoning District Map; Section 15  
(Southeast corner of North Oak Street and Summit Street)  
Clarify zoning district**

10. **Zoning Administrator Report:**

11. **Board Member Comments:**

12. **Public Comment:**

13. **Adjournment:**

