

Bridgewater Township

Zoning Board of Appeals

Special Meeting with Public Hearings

March 20, 2008 – 7:00 PM

Bridgewater Township Hall, 10990 Clinton Road

- 1. Call to Order** (Chair)
- 2. Roll Call:** Theodore Sippel, Chair; Henry Jordan, Vice Chair; Cynthia Carver, Secretary; Douglas Parr, Alternate
- 3. Review Agenda** (*motion*)
- 4. Review Minutes of February 20 and 25, 2008 - Reynolds Application, ZBA #07-01** (*motion*)
- 5. Public Comments:** Items not on the agenda
- 6. Close the Meeting and Open the First Public Hearing** (*motion*)
 - a. ZBA #07-01
 - b. Property: Parcel ID: Q-17-03-200-003
11211 Bemis Road, Manchester, MI 48158
 - c. Application from Karen Reynolds for a variance (dimension yet to be determined) from the minimum sideline setback to allow construction of a garage five feet from the east sideline.
 - d. Discussion: Applicant and board (including any written information from the applicant)
 - e. Public Comments
 - f. Review of status (Chair). At the initial meeting (10/01/07) on this application, the ZBA voted for a layover pending submission of a detailed site plan including the location of surveyors' stakes in the area of the proposed garage. Because the board members felt that the information provided by the applicant for the second meeting (02/20/08) did not address these issues adequately, they voted for another layover and held a third meeting (02/25/08) on the site. The applicant also has been invited in writing to clarify the dimensions of the proposed garage and whether existing temporary structures will be razed (see item 6d, above).
- 7. Close the Public Hearing and Re-open the Meeting** (*motion*)
- 8. Board Decision** (*motion*)
 - a. Approval of request
 - b. Approval of request with conditions
 - c. Ask for more information
 - d. Denial of request
- 9. Close the Meeting and Open the Second Public Hearing** (*motion*)

10. Second Public Hearing

- a. ZBA #08-01
- b. Property: Parcel ID: Q-17-08-100-024
13001 Austin Road, Manchester, MI 48158
- c. Application from Aaron Enzer contesting a ruling by Carl Macomber, Bridgewater Township Zoning Administrator, concerning explosives magazines on this parcel. The ZBA's interpretation of Bridgewater Township Zoning Ordinance Section 1203 (Accessory Buildings and Structures) in this regard is requested.
- d. Affirmation of Notifications (Acting Secretary)
- e. Discussion: Applicant and board (including any written information from the applicant).
- f. Public comments
- g. Review of status (Chair). The chair has downloaded the 2005 Washtenaw County Geographic Information System (GIS) aerial survey map of the parcel. He will ask the applicant to label the major items shown, indicate any that have changed in the interim, and identify the principal use and approximate dimensions of each. The chair anticipates that, based on information submitted by the applicant's lawyer, four of the items will be labeled "Explosives Magazines" or the like.

The Zoning Administrator has deemed the magazines to be "structures" accessory to the principal residence. According to Section 1203 of the Bridgewater Township Zoning Ordinance, accessory buildings and structures are not to exceed two in number on this type of parcel. The Zoning Administrator's exact words in the denial of the applicant's zoning compliance application were: ". . . the four (4) magazines you are requesting exceeds the number of buildings/structures that the ordinance allows on your lot." The applicant contends that, because the magazines are mobile, they cannot be considered either buildings or structures and therefore are not subject to any limitation in number.

11. Close the Public Hearing and Re-open the Meeting (*motion*)**12. Board Decision (*motion*)**

- a. The Zoning Administrator's interpretation of Section 1203 is correct
- b. The Applicant's interpretation of Section 1203 is correct

13. Other Business**14 Close the meeting (*motion*)**