

BRIDGEWATER TOWNSHIP

Minutes from Zoning Board of Appeals

February 20, 2008

DRAFT MINUTES

1. The meeting was called to order by the Chair Theodore Sippel at 7:01 pm.
2. The roll was called and all members were present, Theodore Sippel, Henry Jordan and Cynthia Carver.
3. **MOTION:** Moved by Jordan, seconded by Carver to accept the agenda after adding Enzer Application to Other Business. Passed
4. **MOTION:** Moved by Sipple, seconded by Jordan to approve the minutes of November 19, 2007. Passed
5. Public Comment: items not on the agenda.
6. **MOTION:** Moved by Jordan, seconded by Sippel to close the meeting and re-open the Public Hearing on the Variance request of Karen Reynolds.

ZBA 07-01, Parcel ID# 17-03-200-003, 11211 Bemis Road. Manchester, MI 48158.

Applicant is requesting a variance to allow the construction of a garage 5' from the eastern side property line.

Meeting was posted at the Township Hall February 5, 2008 and since this was a reconvening of the original meeting notice was sent to all property owners on February 5, 2008 who attended or expressed interest in the first meeting. Members received a written letter from Carl Macomber the Zoning Administrator.

Comments by the Applicant and Board

Jordan asked for clarification on the car photos. It was stated that the first picture labeled 5' parks the car with the 5' setback and shows the overlap over the driveway. The photo labeled 10' shows a 10' setback and the car blocking the driveway as a result.

Chair reviewed the status of the application; this is a continuation from the original meeting on October 1, 2006, where the ZBA asked for more information. We received the site plan from the applicant. It is still a little vague on the exact location of the property line. Chair believes both prior owners created this situation by changing the lot lines for the porch on 11201 Bemis, and the difficulties are not the result of either current property owner. Board discussed-Applicant would prefer not removing the temporary structures on site. Carver reviewed the October 1, minutes where applicant, at that time would consider removing these structures.

Public Comment

A neighbor presented information with alternative measurements than shown on the drawings provided by the applicant. The well and ravine are distorted on the drawing. He states that the car used in the photo's was not the applicants, that it was a friends car that is much larger than hers and it was used to make the situation look worse than what it is. Neighbor also states he contacted Western Washtenaw Construction Authority, and there are no permits for the shed or greenhouse that were built by the applicant on the property. He believes there are alternative locations on the site that have not

been considered. And he does not agree with where the applicant has put the property line stakes. He also, submitted a written letter.

7. **MOTION:** Moved by Jordan, seconded by Sippel to close the public hearing and reopen the Special Meeting of the ZBA.
8. Chair discussed the possible actions the ZBA could take.
MOTION: Moved by Jordan to grant the variance request by Karen Reynolds.
No second.
MOTION: Moved by Jordan, seconded by Carver to reconvene meeting at the site to clarify disputed information by applicant and neighbor. Passed
ZBA will look at site on February 24th at 5:00pm.
9. Public Comment None
10. Other Business-Secretary gave Enzer application to members and set date for March 20, 2008 at 7:00pm. We should be able to consider Reynolds first then go into Enzer application. Alternate Doug Parr will be there because Carver is in the notification district.
11. **MOTION:** Moved by Carver, seconded by Sippel to adjourn at 8:30 pm.

Respectfully submitted,

Cynthia J. Carver

Secretary of the ZBA

Bridgewater Township Clerk