

# *Bridgewater Township*

## Zoning Board of Appeals

### Special Meeting and Public Hearing

November 5, 2008 – 7:00 PM  
Bridgewater Township Hall

#### DRAFT AGENDA

1. **Call to Order:** Chair
2. **Roll Call:** Theodore Sippel, Chair; David Horney, Vice Chair; Cynthia Carver, Secretary
3. **Review agenda (*motion*)**
4. **Review of minutes:** There are no minutes to review
5. **Close the Meeting and open the Public Hearing (*motion*)**
  - a. ZBA #07-01
  - b. Property: Parcel ID: Q-17-03-200-003  
11211 Bemis Road, Manchester, MI 48158
  - c. Affirmation of Notifications for the *current* meeting (Secretary)
  - d. Review of status (Chair). At issue is the discrepancy between the variance granted by this Board at its March 20, 2008 meeting and the limits placed on its discretion by the Bridgewater Township Zoning Ordinance No. 26.  

The applicant's modified request was for permission to erect a 20' x 24' garage 10' from the property line whereas the motion granting the variance allowed ". . . a variance 10' from the property line for a 20' x 20' garage . . . ." This is smaller than the 1200 square foot maximum allowed in Section 1203(B.2.e) of the Ordinance for a non-agricultural accessory building.

The opinions of both the Michigan Townships Association and Bridgewater Township's attorney (memo available to the public) are that the language of the granted variance should be amended because the reason for the 20' x 20' restriction was neither made evident at the meeting nor stated in the Minutes, as required by Section 1702(F) of the Ordinance.
  - e. Resolution. The Chair proposes that a new variance be granted, to read as follows: "A 20' x 24' garage may be constructed at least 10' from the east property line as described in the applicant's drawing dated 3-20-08."
  - f. Discussion (Applicant and Board)
  - g. Public Comments
7. **Close the Public Hearing and Re-open the Meeting (*motion*)**
8. **Board Decision (*motion*)**
  - a. Approval of Resolution
  - b. Disapproval of Resolution
9. **Public Comments**
10. **Other Business**
11. **Adjournment (*motion*)**