The regular meeting of the Groveland Township Board of Zoning Appeals was called to order by Chairwoman Que at 6:50 p.m. Members present were Branca, Christopher, Coxon, Thompson and Que. See attached list of others in attendance.

The meeting began with the Pledge of Allegiance.

Chairwoman welcomed everyone to this evening's meeting.

MINUTES:

A motion was made by Que, seconded by Coxon to approve the minutes of the May 12, 2009 meeting as submitted. ALL YES. MOTION CARRIED.

NEW BUSINESS:

BZA 2009-02, DAVID P. KEITH, SEC. 02. 02-02-426-007, 1160 CROUP ROAD, ORTONVILLE. REQUEST TO BUILD ACCESSORY BUILDING IN FRONT OF PRINCIPAL RESIDENCE.

Chairwoman Que has reviewed the Applicant's paperwork and stated that the existing accessory building is non-conforming with regard to the side yard setbacks. The proposed building will meet setback requirements bringing the new building into conformance with Township Ordinances. Board members have visited the premises and have no problem with the proposed location for the accessory building.

Mr. Keith was present and stated that surrounding neighbors have no objections to the location of the accessory building. He also stated the existing barn is in very rough condition, there animals living in it and it is almost impossible to keep maintained, i.e. painting and repair.

Mr. Keith is planning on using metal siding and roofing, however, he is open to suggestions from the Board. He will be hiring a contractor to do the
actual building. In the past, the Board has required that the roof be shingled to match the residence as closely as possible. Chairwoman Que stated she is not opposed to metal siding, nor was Thompson. Branco would like to see a shingled roof that matches the house as closely as possible. Jim Christopher is also in agreement with Board members. Mr. Keith has agreed to use a tan colored metal siding and shingles that will match the roof, if possible. In addition, he will use a regular garage door and service door for ingress and egress. The floor will be a concrete slab.

Coxon asked Mr. Keith about his proposed timeline for the project. Mr. Keith stated it is going to be very expensive to remove the existing barn and prep the land; however, he would like to complete the project within one year's time.

After discussion, a motion was made by Coxon, seconded by Que to approve BZA 2009-02, DAVID P. KEITH, SEC. 02. 02-02-426-007, 1160 CROUP ROAD, ORTONVILLE. REQUEST TO BUILD ACCESSORY BUILDING IN FRONT OF PRINCIPAL RESIDENCE as it will remove the existing non-conforming building and the new accessory building will be in conformance with Township Ordinance setback requirements and based on the following conditions; 1) the color of the metal siding will match the color of the principal residence as closely as possible, 2) the roof will be shingled and match the color of the house singles as closely as possible. Locating the building in another location would pose a practical hardship and neighbors have signed a letter stating they have no objections to the proposed location. ROLL CALL VOTE. YES - BRANCA, CHRISTOPHER, COXON, THOMPSON AND QUE. NO - 0. MOTION CARRIED.

There were no Administrator or Staff Reports, however Supplement No. 5 was distributed so ordinance zoning books can be updated as provided through Municode.

There being no further business to come before the Board of Zoning Appeals, a motion was made by Que, seconded by Thompson to adjourn at 7:20 p.m.

RESPECTFULLY SUBMITTED,

[Signature]
JUDY SCHULTE
RECORDING SECRETARY