The regular meeting of the Groveland Township Board of Zoning Appeals was called to order by Chairwoman Que at 7:00 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:

MINUTES:

A motion was made by Thompson, seconded by Christopher to approve the minutes of the June 14, 2011 meeting as submitted. ALL YES. MOTION CARRIED.

NEW BUSINESS:

BZA 2011-002, STEPHEN FORD, SEC. 20. 02-20-176-023, 5788 GRANGE HALL ROAD, HOLLY, VARIANCE TO SIDE YARD SETBACK.

Chairwoman Que thanked Board members for personally inspecting Mr. & Mrs. Ford's property and asked individual opinions from everyone.

Thompson questioned the location of underground electric as a 10' easement is required. Mr. Ford stated the electric will be underground and pulled in from Grange Hall Road. Thompson also questioned if the garage overhang would be over the property line. It appears the north wall of the garage has a berm and will need a retaining wall. Mr. Ford stated the overhang will be 12" from the property line and the berm will have a retaining wall.

Coxon stated he also has some concerns with the addition being only 12" from the property line. While the adjacent neighbors, Mr. & Mrs. Frye have no objection(s), if, in the future, either property were to change ownership, issues could be raised by new neighbors. He questioned if it were possible to purchase land from the Fryes and eliminate the need for a variance.
Both Christopher and Branca are in agreement with other Board members' concerns and comments.

There was a lengthy discussion regarding the possibility of splitting off the necessary footage from the Frye's property and combining it with the Ford's property, adjacent to the proposed building site. Then, approximately the same footage could be split from the Ford's property along Grange Hall Road and combined to the Frye's, also along Grange Hall Road.

There was also concern regarding an accessory building on Frye property. If the division can be worked out, and setbacks met, the building would remain belonging to the Frye's, eliminating the possibility of problems in the future.

After discussion, the Ford's decided to pursue the land division/combination approach, thereby making the variance request unnecessary.

OLD BUSINESS:

BZA 2011-001, THOMAS MALIK, SEC. 19. 02-19-226-016, 1464 THREAD VALLEY, HOLLY, REQUEST TO BUILD ACCESSORY BUILDING THAT EXCEEDS HEIGHT LIMITATION IN R-2 ZONING DISTRICT.

Mr. Malik was present and has provided elevation drawings as requested at the June 14, 2001 BZA meeting.

Chairwoman Que asked Mr. Malik to explain the updated information. The accessory building will be built 5 feet into the ground so two cars can be stacked on top of each other. The hoists have already been purchased. There will also be a 7 foot retaining wall. Due to the terrain, it will not be possible to have the entry doors on the side.

At the June 14, 011 meeting, Mr. Malik stated the siding will match the existing siding on the house and the roof will be singled to match. In addition, three neighbors that were at that meeting and stated they have no objections to the proposed accessory building.
After discussion, a motion was made by Que, seconded by Coxon to approve BZA 2011-001, THOMAS MALIK, SEC. 19. 02-19-226-016, 1464 THREAD VALLEY, HOLLY. REQUEST TO BUILD ACCESSORY BUILDING THAT EXCEEDS HEIGHT LIMITATION IN R-2 ZONING DISTRICT by the 6" as presented in the drawings and the final height not to exceed 12". ROLL CALL VOTE. YES - BRANCA, CHRISTOPHER, COXON, THOMPSON AND QUE. NO - 0. MOTION CARRIED.

There was discussion regarding a Memo from MTA (Michigan Township Association) advising that the Planning Commission representative on the Board of Zoning Appeals must be approved by the Township Board. It also stated that the Planning Commission representative should not be the chair, avoiding any appearance of a conflict of interest.

After discussion, it was decided to make this change when election of officers is conducted at the first of the year.

There being no further business to come before the Board, a motion was made by Coxon, seconded by Que to adjourn at 8:20 p.m. ALL YES. MOTION CARRIED.

RESPECTFULLY SUBMITTED,

[Signature]
JUDY SCHULTE
RECORDING SECRETARY