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 Coxon, seconded by Thompson to approve the minutes of the August 9, 2011 meeting as submitted. ALL YES. MOTION CARRIED.

NEW BUSINESS:

Chairwoman Que suggested that BZA 2011-003, THOMAS MONTGOMERY be heard later as the Applicant was not currently present.

BZA 2011-004, SCOTT PIFER, SEC. 30. 02-30-200-014 & 015, 8341 E. HOLLY ROAD, HOLLY. VARIANCE REQUEST TO BUILD ACCESSORY BUILDING WITHOUT A PRINCIPAL RESIDENCE.

Chairwoman Que asked the Applicant, Mr. Pifer, to explain his variance request. He stated he would like to build an accessory building 60' x 100' in order to store equipment needed to develop his property into a working orchard. He stated that currently there are several hundred apple trees on the property and he wants to develop a wholesale business selling apples. Mr. Pifer stated there will be no animals on the property and he does not plan to build a residence on the property.

Chairwoman Que stated the property is currently zoned RE/F (Rural Estate/Farm - residential) She also referred to Township Ordinance Sec. 54-802 and 54-113 (1) that clearly states that an accessory building cannot be erected
without a principal residence. In addition, she also read the November 2, 2011 letter from Township Planner John Iacoangeli stating the owner must have at least 10 acres of land and have a bona fide agricultural enterprise on the parcel. (The two parcels owned by Mr. Pifer total 24.04 acres).

Board members have personally inspected the property and conclude that there does not appear to be an orchard on the property for harvest and/or consumption. It is not viewed as a business at this time.

After discussion, it was agreed that a meeting with the Applicant and Township Planner be arranged so Mr. Pifer knows exactly what he needs to do to comply with Township Ordinances. In addition, the Board would like to see a bona fide business plan outlining Mr. Pifer's intentions.

After further discussion, a motion was made by Que, seconded by Coxon to deny BZA 2011-004, SCOTT PIFER, SEC. 30. 02-30-200-014 & 015, 8341 E. HOLLY ROAD, HOLLY. VARIANCE REQUEST TO BUILD ACCESSORY BUILDING WITHOUT A PRINCIPAL RESIDENCE as it does not comply with the Township Master Plan and currently there is no bona fide business plan in place. ROLL CALL VOTE. YES - 0. NO - BRANCA, CHRISTOPHER, COXON, THOMPSON AND QUE. MOTION DENIED.

BZA 2011-005, RICK COMPAU, SEC. 17. 02-17-300-041, 1026 HIDDEN CREEK, HOLLY. VARIANCE TO ACCESSORY BUILDING HEIGHT AND FRONT YARD SETBACK (CORNER LOT).

Chairwoman Que asked Mr. Compau to explain his variance request.

Mr. Compau stated he would like to build the maximum size building allowed to be used as a garage and for storage. The additional height request would allow him to have a loft above the garage for additional storage. He also stated that he has a corner lot.

Neighbors Mr. & Mrs. McQuillan submitted a letter stating they have no objections to the proposed request, however, they indicated that the property needs to be maintained "in a neat and orderly fashion." Adjacent neighbors were also present and stated their objections to the proposed accessory building. They also believe the property has maintenance issues that need to be addressed. They believe that the proposed building is too large and would only add to the clutter. Also expressed was concern with the height which they believe is excessive.
Board members that visited the property have no objection to the location of the proposed building. However, the general consensus is that the height is excessive. They also inquired about the berm and asked if a retention wall would be needed. It appears there is an engineered septic field and Mr. Compau was asked if the proposed building would impact the field. Chairwoman Que asked what Mr. Compau's bottom line as to size and height would be. He stated that he could live with a lowered height, however, if building issues involve the septic field he will not be pursuing the project.

After discussion, Chairwoman Que suggested that Mr. Compau table his variance request to allow him time for further review of his proposed building project, research is possible septic issues, and return with his amended request at a later date.

Mr. Compau requested that BZA 2011-005, RICK COMPAU, SEC. 17. 02-17-300-041, 1026 HIDDEN CREEK, HOLLY. VARIANCE TO ACCESSORY BUILDING HEIGHT AND FRONT YARD SETBACK (CORNER LOT) be tabled to allow him additional time to finalize the size, height and location of the proposed accessory building. ROLL CALL VOTE. YES - BRANCA, CHRISTOPHER, COXON, THOMPSON AND QUE. No -0. MOTION CARRIED.

BZA 2011-003, THOMAS MONTGOMERY, SEC. 17. 02-17-400-026. 5484 WALNUT GROVE DRIVE, HOLLY. VARIANCE REQUEST TO BUILD ACCESSORY BUILDING IN FRONT YARD.

The Applicant was not present. The property is a corner lot and, apparently, a building permit has already been issued to build in the front yard without this information being noted.

Board members inspected the property and confirm that there was no other location for the accessory building to be built.

After discussion, a motion was made by Que, seconded by Thompson to approve BZA 2011-003, THOMAS MONTGOMERY, SEC. 17. 02-17-400-026. 5484 WALNUT GROVE DRIVE, HOLLY. VARIANCE REQUEST TO BUILD ACCESSORY BUILDING IN FRONT YARD as it is in conformance with Township Ordinances as it relates to size and height and there appears to be no other location for the building. ROLL CALL VOTE. YES - BRANCA, CHRISTOPHER, COXON, THOMPSON AND QUE. No -0. MOTION CARRIED.
OLD BUSINESS:

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

Chairwoman Que welcomed Mr. & Mrs. Ford. They had requested their matter be tabled at last month’s meeting in order to pursue alternative remedies to their setback issue.

After trying to divide and combine land with adjacent neighbors, it was decided that this avenue would not provide the relief desired and would create a "jigsaw" appearance along the property line. Therefore, Mr. & Mrs. Ford have redesigned their garage, reducing the size and location. This new approach will allow the natural tree hedge and fence row to be maintained and no large trees will need to be removed. In addition, Mr. & Mrs. Ford have negotiated with DTE energy to remove the existing old telephone pole and run underground wiring to both their residence and an adjacent neighbor.

After discussion, a motion was made by Que, seconded by Coxon to approve **BZA 2011-002, STEPHEN FORD, SEC. 20, 02-20-176-023, 5788 GRANGE HALL ROAD, HOLLY. VARIANCE TO SIDE YARD SETBACK** as it is the only place for the proposed garage, eliminates the need to cut down trees, eliminates the "jigsaw" property line, moves an old telephone pole, and provides for the installation of underground wiring for the Applicants and adjacent neighbors. ROLL CALL VOTE. YES - BRANCA, CHRISTOPHER, COXON, THOMPSON AND QUE. No -0. MOTION CARRIED.

There being no further business to come before the Board of Zoning Appeals, a motion was made by Que, seconded by Coxon to adjourn at 8:00 p.m. ALL YES. MOTION CARRIED.

RESPECTFULLY SUBMITTED,

[Signature]

JUDY SCHULTE
RECORDING SECRETARY