GROVELAND TOWNSHIP BOARD OF ZONING APPEALS
JULY 10, 2012

The regular meeting of the Groveland Township Board of Zoning Appeals was called to order by Jennifer Sevigny at 7:00 p.m. Members present were Branca, Cason, Coxon, Sevigny and Thompson. See attached list of others in attendance.

MINUTES:

A motion was made by Coxon, seconded by Thompson to approve the minutes of the February 7, 2012 meeting as submitted. ALL YES. MOTION CARRIED.

NEW BUSINESS:

ELECTION OF OFFICERS:

Nominations were opened for Chairperson. A nomination was made by Coxon, seconded by Thompson, to elect Jennifer Sevigny as Chairperson of the Board of Zoning Appeals. There being no further nominations, a motion was made by Coxon, seconded by Thompson, to close the nominations. A showing of hands indicated that Jennifer Sevigny will be the new Board of Zoning Appeals Chairwoman.

Chairwoman Sevigny opened the nominations for Vice Chairperson. A motion was made by Thompson, seconded by Sevigny, to elect Coxon as Vice Chairperson. There was a question as to whether Coxon can serve as Vice Chairperson as he is also an elected Township Trustee. After discussion, it was decided that if Coxon is unable to hold this position, Thompson will be elected as Vice Chairperson. There being no further nominations or discussion, a motion was made by Thompson, seconded by Coxon, to close the nominations. A showing of hands indicated that Coxon will serve as Vice Chairperson if allowed and, if he cannot serve, Thompson will become Vice Chairperson. A showing of hands indicated approval of this motion.

Chairwoman Sevigny opened the nomination for Secretary. A nomination was made by Thompson, seconded by Coxon, to elect Harry Branca as Secretary. There being no further nominations, a motion was made by Sevigny,
seconded by Coxon, to close the nominations. A showing of hands indicated that Harry Branca will be the new Secretary for the Board of Zoning Appeals.

**BZA 2012-002, THOMAS HAURY, SEC. 06. 02-06-200-022, 7477 GROVELAND ROAD, HOLLY. VARIANCE TO BUILD ADDITION ONTO EXISTING GARAGE THAT WILL EXTEND INTO THE FRONT YARD.**

Chairwoman Sevigny asked the Applicant(s) to explain their variance request. All Board members have visited the property and are familiar with the proposed location and topography.

Mr. Haury explained that the proposed addition would provide additional storage for his trailers and other items to be stored inside and clean up the property. He also explained that the rear of the property drops off as it goes into the lake. There is a tool room at the rear of the existing garage that would require the floor being torn out in order to add onto the back. He also stated that he is approximately 280 feet from the road and meets his side yard setbacks.

Board Member Branca questioned if the proposed 14 foot addition would be large enough to get everything currently in the yard into the addition.

Board Member Coxon stated that he does not see a practical hardship as the Applicant could add onto the rear of the existing garage. In addition, he is concerned with creating a nonconforming building as it sets precedence for future residents requesting nonconforming situations.

Board member Thompson expressed that he understands the Applicant's dilemma, and acknowledges their efforts to clean up their property.

Chairwoman Sevigny stated that while Groveland Township wants to promote its rural environment, the Master Plan requires residents to stay within its intended purpose. She also stated she appreciates the Applicants' attitude in trying to do the right thing and thanked them for their reasons and rationale.

After discussion, a motion was made by Coxon, seconded by Thompson to deny **BZA 2012-002, THOMAS HAURY, SEC. 06. 02-06-200-022, 7477 GROVELAND ROAD, HOLLY. VARIANCE TO BUILD ADDITION ONTO EXISTING GARAGE THAT WILL EXTEND INTO THE FRONT YARD** as it would create a nonconforming structure; it could negatively affect future residents; and, the Applicants have not shown that a practical hardship exists.
ROLL CALL VOTE. YES -0. NO - BRANCA, CASON, COXON, SEVIGNY AND THOMPSON. MOTION DENIED.

There being no further business to come before the Board of Zoning Appeals, a motion was made by Coxon, seconded by Branca to adjourn at 7:35 p.m. ALL YES. MOTION CARRIED.

RESPECTFULLY SUBMITTED,

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JUDY SCHULTE
RECORDING SECRETARY