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

MINUTES: A motion was made by Coxon, seconded by Sevigny to approve the minutes of the September 10, 2013 meeting as submitted. ALL YES - MOTION CARRIED.

NEW BUSINESS:

BZA 2013-006 UNDERHILL, Sec.03. 02-03-300-013. 1155 GOULD LANE, ORTONVILLE. VARIANCE REQUEST TO THE FRONT YARD SETBACKS.

Owner Kyle Underhill is requesting a variance to build a barn in the front yard of his property for storage of his vehicles and tractors. The topography of the land would not allow a clear egress to the rear of the property without driving over the septic field and to avoid the steep incline of the land and ponds.

Chairwoman Sevigny visited the site and stated the property drops off on all sides. The septic system is on the east, electrical wires and the propane tank located in the front also creates a problem to have access to the rear. The only proposed site that is level or flat is the proposed area located in the front yard setback. Board member Branca visited the site and agreed with assessment of the property.

The property is 10.71 acres and due to the topography and building locations future land divisions would not allow for access to the rear of the property therefore it could not be divided.

After discussion a motion was made by Sevigny seconded by Thompson to approve BZA 2013-006 Underhill, 02-03-300-013 1155 Gould Lane, Ort., variance to the front yard setback due to the topography of the land, restraints of the placement of the well and septic, and the proposed location to be screened from the road and neighbors.

ROLL CALL VOTE. YES – BRANCA, COXON, SEVIGNY AND THOMPSON. NO – NONE. MOTION DECLARED APPROVED BY CHAIR.
BZA10/8/13

There being no further items on the agenda a motion to adjourn was made by Coxon, supported by Branca at 7:07 p.m. ALL YES – MOTION CARRIED.

RESPECTFULLY SUBMITTED,

Pamela Mazich, Clerk

Variance2013-006Underhill