The regular meeting of the Groveland Township Board of Zoning Appeals was called to order by Chairwoman Jennifer Sevigny at 7:00 p.m. Members present were Branca, Schulte, Sevigny, McGee and Johnesee.

The meeting began with the Pledge of Allegiance.

**MINUTES:**

A motion was made by Johnesee, seconded by Schulte to approve the minutes of the March 21, 2017 meeting with more details by adding the list of 5 decision making conditions. **ALL YES. MOTION CARRIED.**

**NEW BUSINESS:**

**BZA 2017-003, GREG SWANSON, 1635 MADSEN, ORTONVILLE, MI. Sec. 02-24-278-002. SIDE YARD SETBACK 9' FROM LINE AND BUILD IN FRONT OF PRIMARY RESIDENCE. ORDINANCE 54-802(6)(C), 54-802 (1).**

The above parcel is 1.75 acres zoned R-1, the garage is 105 feet from the road and 2 conditions are in need of a variance. All BZA visited the site. R-1 side yard setback is 10 feet.

The board uses the following list to make their decision:

1. There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.

2. The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken after the adoption of the ordinance. Any action taken according to lawfully adopted regulations preceding this ordinance will not be self-created.

3. That such variance is the minimum variance that will make possible the reasonable use of the land, building or structure and is necessary for the preservation of a substantial property right. The possibility of increased financial return SHALL NOT of itself be deemed sufficient to warrant a variance.
4. That the granting of the variance will not impair or be injurious to the neighborhood or adjacent properties or otherwise detrimental to the public health, safety or welfare with regard to light or traffic of other public interests.

5. That the condition of or situation as to the specific piece of property or intended use of the property for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the ordinance.

It has been determined all 5 conditions have been met. Granting this variance is minimal and it will not impair.

Sevigny recited each condition, noting this is not a practical hardship because the accessory building could be placed farther forward in the front yard. 1. The well, septic and wet lands are noted. Conditions 2. 4. and 5. all yes. Condition 3. Variance is minimal, preservation of the front use of land. 20x24 detached structure variance cannot be closer than 50 ft.

2 motions were made, the first by board member Sevigny, seconded by Schulte to approve BZA 2017-003, GREG SWANSON, 1635 MADSEN ORTONVILLE, MI SEC. 02-24-278-002. Placement of detached accessory building in front of primary resident and cannot exceed 50 feet from the road. ROLL CALL VOTE: YES. BRANCA, JOHNESEE, MCGEE, SEVIGNY, AND SCHULTE. NO. 0. MOTION CARRIED.

The second motion pertains to the side yard setback, 5 feet will meet criteria 3. Minimum variance to make possible use leaving a large green space on adjacent parcel leaving space between both parcels. Motion made by Sevigny, seconded by McGee. ROLL CALL VOTE: YES. BRANCA, JOHNESEE, MCGEE, SEVIGNY, AND SCHULTE. NO. 0. MOTION CARRIED.

There being no further business to come before the Board, a motion was made by Board member Branca, seconded by Sevigny to adjourn at 7:56 p.m. ALL YES. MOTION CARRIED.
THE NEXT REGULAR SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE AUGUST 15TH 2017, AT 7:00PM, IF NEEDED, LOCATED AT GROVELAND TOWNSHIP.

RESPECTFULLY SUBMITTED,

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KERRI ALLEN
RECORDING SECRETARY