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 and Johnesee. Excused board member McGee. See attached list of others in attendance.

The meeting began with the Pledge of Allegiance.

**MINUTES:**

A motion was made by Johnesee, seconded by Branca to approve the minutes of the February 14, 2017 meeting as submitted. **ALL YES. MOTION CARRIED.**

**NEW BUSINESS:**

**BZA 2017-002, PAUL MUELLER 02-24-278-008, GLASS RD ORTONVILLE, MI (MAIN CROSSROADS MADSEN-GLASS), VARIANCE REQUEST FRONT YARD SET BACK.**

Mr. Mueller has reached out to the Oakland County Road Commission requesting them to abandon the large right away at this property. The proposed build cannot be changed due to the unusual size of the lot to remain inside the setbacks. Kieft Engineering has noted moving east will encounter drainage problems.

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.

A motion was made by board member Johnesee, seconded by Schulte to approve BZA 2017-002, PAUL MUELLER, 02-24-278-008, GLASS RD ORTONVILLE, MI (MAIN CROSSROADS MADSSEN -GLASS), VARIANCE REQUEST FRONT YARD SET BACK. ROLL CALL VOTE: YES. BRANCA, JOHNESEE, SEVIGNY, SCHULTE. NO. 0. MOTION CARRIED.

There being no further business to come before the Board, a motion was made by Board member Johnesee, seconded by Schulte to adjourn at 7:45 p.m. ALL YES. MOTION CARRIED.

THE NEXT REGULAR SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE JULY 11TH 2017, AT 7:00PM LOCATED AT GROVELAND TOWNSHIP.

RESPECTFULLY SUBMITTED,

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KERRI ALLEN
RECORDING SECRETARY