

CHARTER TOWNSHIP OF NORTHVILLE
Zoning Board of Appeals
February 19, 2020

DATE: February 19, 2020
TIME: 7:00 P.M.
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: May 20, 2020

CALL TO ORDER: 7:01 P.M.

ROLL CALL:

Present: Brian Doren, Symantha Heath, Eric Lark (arrived 7:04 P.M.), Joseph LoPiccolo, Paul Slatin, Paul Smith

Excused: Gary Sixt

Staff: Jennifer Frey, Township Planner

Township Planner Frey confirmed that all property owners within 300 feet of tonight's petition had been notified.

Approval of Minutes:

Zoning Board of Appeals – January 15, 2020

MOTION by LoPiccolo, support by Heath, to approve the minutes from the Zoning Board of Appeals meeting of January 15, 2020.

Voice Vote: Ayes: All
 Nays: None

Motion approved unanimously.

Chair Slatin made standard introductory remarks explaining the role of the ZBA and the formal procedures of the meeting. Chair Slatin noted that four votes would be required to pass any motion. He also noted that all variance requests approved would be valid for one year.

Petitions:

1. PZONE20-0001 Hauptmann Masonry, Inc.

Location: **15410 Marilyn Ave.**

Request: A variance request to Article 34.5 C (1), Land Division, Combination or Reconfiguration, to divide existing parcel into two 66' X 300' lots where ordinance requires the resulting lots to have a depth to width ratio not to exceed 3:1.

John Hauptmann, President and CEO of Hauptmann Masonry Inc., 9421 Ball Street, Plymouth, was present on behalf of the petition.

Mr. Hauptmann stated that he agreed with the Planning Department's analysis and comments of the variance request found in Township Planner Frey's February 10, 2020 letter.

Member Doren asked if Mr. Hauptmann was planning construction on Parcel B and if he had any problems with current setback requirements.

Mr. Hauptmann stated that he was planning on building a home similar to others he had built in the area. He had no problems with the setback requirements.

Chair Slatin opened the public hearing at 7:07 P.M. Seeing that no one came forward to speak, he closed the public hearing at 7:07 P.M.

Township Planner Frey confirmed that no correspondence had been received regarding the variance request.

Member Heath sought clarification about the request. The request was to split the lot in a way that would be in conformance with that section of the R-4 Zone. Most of the lots there were already split into divisions similar to that being proposed by this request.

Township Planner Frey agreed and stated that a number of the lots had been combined in the past, and that this was a request to revert back to the original plat.

MOTION by Doren, support by Smith, that the Zoning Board of Appeals approve Petition PZONE20-0001, at 15410 Marilyn Ave., a variance request to Article 34.5 C (1), Land Division, Combination or Reconfiguration, to divide the existing parcel into two 66' X 300' lots where ordinance requires the resulting lots to have a depth to width ratio not to exceed 3:1 with the following conditions:

- All plans and buildings must meet the 2015 Michigan Residential Code.
- A building permit must be approved prior to the expiration of the variance approval.

Member Doren noted this area of the Township was originally platted to have deep lots at 66' of width so this variance request complied with the surrounding lots. Member Doren also noted that the petitioner had indicated that he had no current problems with the existing setback requirements for that lot configuration.

Roll Call Vote: Ayes: Doren, Heath, Lark, LoPiccolo, Slatin, Smith
Nays: None

Motion approved unanimously.

Other Business

None.

Department Reports

Jennifer Frey, Township Planner

Township Planner Frey notified the Board about the procurement of a MEDC marketing grant for MITC. She also noted that there would be a March Zoning Board of Appeals meeting.

Eric Lark, Planning Commission

Member Lark summarized the January Planning Commission meeting.

Samantha Heath, Board of Trustees

None.

Public Comments and Questions

None

Adjournment:

MOTION by Heath, support by LoPiccolo, to adjourn the February 19, 2020 Zoning Board of Appeals meeting at 7:22 P.M.

Voice Vote: Ayes: All
 Nays: None

Motion approved unanimously.