

**NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
Minutes of Regular Meeting
December 17, 2018**

1. CALL TO ORDER

The meeting was called to order by Vice-Chair Ken Dignan at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

**3. ROLL CALL
AND DETERMINATION OF QUORUM**

Brad Cousino	Present
Kenneth Dignan	Present
Greg Kolecki	Present
Jacki Otto	Present
Stephen Safranek	Absent with notice
James Balsillie, Alternate	Presence not required

Also present:

Recording Secretary Lisa Lemble
Planning Consultant Vidya Krishnan
Members of the public

4. ADOPT AGENDA

- ▶ **Motion:** Dignan moved, Otto supported, that the agenda be adopted as presented.
Motion carried 4—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

6A. Case #JZBA180008; Gregory and Mary Kendall; 808 E. Five Mile Road; Request for 15 foot front yard setback variance from Article VI, Section 36-158(4)(a) for a 378 square foot deck on the west side of an existing dwelling. Parcel 02-20-100-004; zoned AR-2 Agricultural.

- ▶ **Motion:** Otto moved, Cousino supported, that the public hearing be opened.
Motion carried 4—0 on a voice vote.

Mary Kendall said they have lived in their house for 25 years and would like to improve the outdoor area. She said the house was built in 1863, and the road ends just beyond their house. She said a sidewalk and well restrict the area they can build in.

Dignan noted no other members of the public were present.

In answer to a question, Kendall said she decided to set the deck posts before winter weather made it impossible, but she realizes they will have to be removed if the variance is not granted.

- ▶ **Motion:** Dignan moved, Cousino supported, that the public hearing be closed.
Motion carried 5—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8A. Case #JZBA180008; Gregory and Mary Kendall; 808 E. Five Mile Road; Request for 15 foot front yard setback variance from Article VI, Section 36-158(4)(a) for a 378 square foot deck on the west side of an existing dwelling. Parcel 02-20-100-004; zoned Ar-2 Agricultural.

Planning consultant Vidya Krishnan reviewed her reported dated December 6, 2018, and noted that the non-conforming lot and house existed prior to the Kendall's owning it. She said the deck is proposed to be placed in the only area available due to restrictions created by the driveway, sidewalk, a rock wall, and the well.

Krishnan said without a variance a deck only 110 sq. ft. in size would be possible. She said granting the variance would provide substantial justice to the applicants, it would replace an unsafe structure, and it is unlikely to have any negative effects on the surrounding neighborhood. She recommended approval with the conditions

- ▶ **Motion:** Dignan moved, Cousino supported, that the request in Case #JZBA180008 by Gregory and Mary Kendall, 808 E. Five Mile Road, for a 15 foot front yard setback variance from Article VI, Section 36-158(4)(a) for a 378 square foot deck on the west side of an existing dwelling be approved based on the recommendation and findings of fact outlined in the report from the planner dated December 6, 2018, specifically findings of fact 1, 2, 3, and 6.
Motion carried 4—0 on a voice vote.

8B. Adoption of 2019 Calendar

- ▶ **Motion:** Otto moved, Cousino supported, that the 2019 calendar be adopted as presented.
Motion carried 5—0 on a voice vote.

9. MINUTES

- ▶ **Motion:** Cousino moved, Otto supported, that the minutes of the November 19, 2018, regular meeting be approved as presented and to dispense with the reading.
Motion carried 5—0 on a voice vote.

11. CALL TO THE PUBLIC

No comments.

12. ZBA MEMBER COMMENTS

Krishnan said she would prefer that the Building Department not grant permits for work to be started prior to approval of required ZBA variances because it

can put the ZBA in the position of feeling pressured to approve a variance. Kendall confirmed that although she discussed the work she was going to do with the building inspector no permit was issued for the posts she installed.

There was a brief discussion about the reason for the need for the variance in Case #JZBA180008. Krishnan explained that State law requires that any additions to a non-conforming structure needs ZBA approval.

13. ANNOUNCEMENT OF NEXT MEETING

January 28, 2019, at 7:00 P.M. at the Public Safety Building was announced as the date and time of the next regular meeting of the Zoning Board of Appeals.

14. ADJOURNMENT


- ▶ **Motion:** Otto moved, Kolecki supported, that the meeting be adjourned.
Motion carried 4—0 on a voice vote.

The meeting was adjourned at 7:22 P.M.

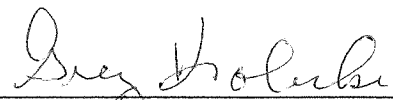
Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:
Wording removed is ~~stricken through~~;
Wording added is underlined.

Adopted on February 19, 2019.



Kenneth Dignan, Chair



Greg Kolecki, Secretary

Official minutes of all meetings are available on the Township's website at
http://www.twp-northfield.org/government/zoning_board_of_appeals/