

**NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
Minutes of Regular Meeting
January 21, 2020**

1. CALL TO ORDER

The meeting was called to order by chair Kenneth Dignan at 7:13 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

AND DETERMINATION OF QUORUM

Brad Cousino	Absent
Kenneth Dignan	Present
Scott Gustafson	Present
Greg Kolecki	Absent
Jacki Otto	Present
Alternate: James Balsillie	Presence not required

Also present:
Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Vidya Krishnan
Members of the public

4. ADOPT AGENDA

Dignan noted that a revised agenda includes election of offices as the first item of New Business.

- ▶ **Motion:** Gustafson moved, Otto supported, accept the agenda as presented.
Motion carried 3—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

6A. Case #JZBA190011; Thomas Finn;
Location: 501 East Shore Drive;
Request for variances from Chapter 14, Land Divisions and Subdivisions, Section 14.23(a)(5), to allow splitting of a parcel into two parcels. Parcel 02-05-100-022; zoned SR-2, Single Family Residential and within the Whitmore Lake/Horseshoe Lake Overlay District.

- ▶ **Motion:** Dignan moved, Otto supported, that the public hearing be opened.
Motion carried 3—0 on a voice vote.

Thomas Finn said the existing parcel is 153 feet wide at the lake, and he has had a survey prepared to split the parcel. He said he has gotten permission for a driveway for the existing house, and he has been working with a design and engineering firm to convert the two car garage into a single-family dwelling, which would be on the second parcel.

Planning Consultant Vidya Krishnan reviewed her written report, noting that the parcel is 4.5 acres. She explained that variances would be required:

- from the 4:1 maximum depth:width ratio, with proposed parcels A and B having ratios of 20.32:1 and 20.32:1 and 15.72:1 respectively, which would require variances of 16.32:1 and 11.72:1.
- to allow a garage on a parcel without a dwelling.

She also noted:

- Only approximately 25% of the total 4.5 acres is buildable, with the rest being underwater.
- The proposed new lot line dividing the parcels was adjusted by the applicant to allow both parcels to meet the lot width and area requirement of the SR-2 district.
- The applicant has provided evidence that the garage can be converted for residential use.

Krishnan reviewed the Standards for Determination and noted that it is unusual for platted lot lines to extend so far into the lake, and this contributes to the need for the ratio variances. She said the proposal is harmonious with the neighborhood, the variances requested are the minimum possible, and the problem is not created by the applicant.

Krishnan noted no objections have been received from neighbors and she recommended approval subject to the eight findings of fact and subject to the garage being converted into a residence within one year.

Dignan called for comments from the public. There were none.

- ▶ **Motion:** Dignan moved, Otto supported, that the public hearing be closed.
Motion carried 3—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8A. Election of Officers.

- ▶ **Motion:** Otto moved, Gustafson, that Dignan serve as Chair for the Zoning Board of Appeals for 2020.
Motion carried 3—0 on a voice vote.
- ▶ **Motion:** Dignan moved, Gustafson, that Otto serve as Vice-Chair for the Zoning Board of Appeals for 2020. **Motion carried 3—0 on a voice vote.**
- ▶ **Motion:** Dignan moved, Gustafson, that Kolecki serve as Secretary for the Zoning Board of Appeals for 2020. **Motion carried 3—0 on a voice vote.**

8B. Case #JZBA190011; Thomas Finn;
Location: 501 East Shore Drive;
Request for variance from Chapter 14, Land
Divisions and Subdivisions, Section 14.23(a)(5),
to allow splitting of a parcel into two parcels.
Parcel 02-05-100-022; zoned SR-2, Single Family
Residential and within the Whitmore
Lake/Horseshoe Lake Overlay District.

- **Motion:** Dignan moved, Otto supported, that in Case #JZBA190011, Thomas Finn, for Parcel 02-05-100-022, zoned SR-2, Single Family Residential, in accordance with the finding of fact in a letter dated January 15, 2020, from the Township Planner, the variances of the subject property be granted with the following condition: Parcel A, the parcel containing a detached garage structure, be converted into a single-family dwelling within a period of not more than one year. Failure to do so will result in the necessity to demolish the structure.

In answer to a question from Dignan, Mr. Finn acknowledged that the well for the house on Parcel B is currently on Parcel A, and said he has contacted a well company which will construct a new well for the existing house at the same time the existing well is connected to the converted garage. Dignan and Otto noted that all of the lots on this part of the lake extend into the lake and some lots are actually completely in the lake, so the depth:width ratio is not of the applicant's making.

Otto asked if the variance for the garage could be extended if the conversion is not complete within one year. Krishnan said that request could be made as long as there is proof of progress on the conversion.

Motion carried 3—0 on a roll call vote.

8C. Adoption of 2020 ZBA Calendar.

- **Motion:** Dignan moved, Otto supported, to adopt the 2020 Zoning Board of Appeals calendar as presented. **Motion carried 3—0 on a voice vote.**

8D. Zoning Administrator Quarterly Report: 10/1/19 - 12/31/19.

Krishnan referred to the written report. She noted that applications has showed down in the winter as expected.

9. UNFINISHED BUSINESS

None.

10. MINUTES

- **Motion:** Dignan moved, Gustafson supported, that the minutes of the November 18, 2019, regular meeting be approved as presented.
Motion carried 3—0 on a voice vote.

11. CALL TO THE PUBLIC

No comments.

12. ZBA MEMBER COMMENTS

Board members thanked the Finns for the participation and investment in the community.

13. ANNOUNCEMENT OF NEXT MEETING

February 18, 2020, at 7:00 PM 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, Gustafson supported, that the meeting be adjourned.
Motion carried 3—0 on a voice vote.

The meeting was adjourned at 7:41 P.M.

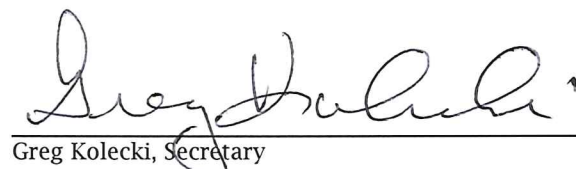
Prepared by Lisa Lemble.

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

Adopted on July 20, 2020.



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/