

**NORTHFIELD TOWNSHIP  
ZONING BOARD OF APPEALS  
Minutes of Regular Meeting  
January 23, 2017**

**1. CALL TO ORDER**

The meeting was called to order by Amy Steffens at 7:00 P.M. at 8350 Main Street.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**AND DETERMINATION OF QUORUM**

Greg Kolecki	Present
Jacqueline Otto	Present
Stephen Safranek	Present
Amy Steffens	Present
Gary Wellings	Present
Jeff Lehrke, Alternate	Absent
(Presence not required)	

Also present:

Recording Secretary Lisa Lemble  
Mary Bird, Assessing & Building Assistant  
Planning Consultant Vidya Krishnan  
Members of the public

**4. ADOPT AGENDA**

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

**5. CORRESPONDENCE**

None.

**6. PUBLIC HEARINGS**

- 6A. **Case #JZBA170001; Kevin Smith and Andrea Caith; 9963 Main Street; request for variance from Section 36-902(6), Non-conforming Uses; to allow an addition and deck; Zoned HC; Parcel 02-05-222-003.**
- ▶ **Motion:** Otto moved, Kolecki supported, that the public hearing be opened.  
**Motion carried 5—0 on a voice vote.**

Sam Iaquinto, 9876 Main, said as the resident to the south he is completely in favor of this proposal. Craig Smith, South Lyon, said he is appearing for his son who is out of town.

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

**7. OLD BUSINESS**

None.

**8. NEW BUSINESS**

- 8A. **Case #JZBA170001; Kevin Smith and Andrea Caith; 9963 Main Street; request for permission to expand non-conforming use from Section 36-902(6), Non-conforming Uses; to allow an addition and deck; Parcel 02-05-222-003; Zoned HC.**

Planning Consultant Vidya Krishnan reviewed her report dated December 30, 2016. She said the proposal meet the applicable standards for allowing a deviation from the nonconformity provisions of the ordinance. She recommended approval based on the existing structure being a legal, non-conforming structure, not allowing the expansion could be construed as causing unnecessary hardship, and the proposed additions will enhance the property and are unlikely to have adverse effects on the area as the use is reasonable for the property and consistent with other area properties.

In answer to questions, Craig Smith, father of the applicant, said there is one other house next to this property. Otto noted that the Township had been considering purchasing this property to provide public access to the lake, but decided not to because of lack of space for parking.

There was discussion of the mixture of uses in this area. Steffens asked what the ordinance would allow if the house were completely destroyed. Krishnan said the Northfield Township ordinance allows residences in all zoning districts to be rebuilt if destroyed.

- ▶ **Motion:** Safranek moved, Wellings supported, that the request in Case #JZBA170001 by Kevin Smith and Andrea Caith at 9963 Main Street, Whitmore Lake, Michigan, 48189, to construct a two-story addition on the east side of the dwelling for a kitchen-dining area (replacing an existing deck) and the addition of a new deck on the north side of the dwelling, on a Parcel with the ID#02-05-222-003, zoned HC-Highway Commercial, is approved in light of argument set forth by the planning consultant in the report dated December 30, 2016. **Motion carried 5—0 on a roll call vote.**

**8B. Adopt Zoning Board Meeting Schedule.**

- ▶ **Motion:** Welling moved, Otto supported, that the 2017 meeting schedule for the Zoning Board of Appeals be adopted as presented. **Motion carried 5—0 on a voice vote.**

**8c. Election of Officers.**

- ▶ **Motion:** Steffens moved, Welling supported, that Safranek serve as Chair of the Zoning Board of Appeals. **Motion carried 5—0 on a voice vote.**
- ▶ **Motion:** Steffens moved, Safranek supported, that Wellings serve as Vice-Chair of the Zoning Board of Appeals. **Motion carried 5—0 on a voice vote.**

**9. MINUTES**

- ▶ **Motion:** Otto moved, Kolecki supported, that the minutes of the October 17, 2016, regular meeting be approved as presented. **Motion carried 5—0 on a voice vote.**

**10. CALL TO THE PUBLIC**

No comments.

**11. ZBA MEMBER COMMENTS**

Otto welcomed Safranek and Lehrke to the Zoning Board of Appeals. Wellings thanked Krishnan for the complete and thorough information in the Board packet.

**12. ANNOUNCEMENT OF NEXT MEETING**

**February 27, 2016**, 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.

**13. ADJOURNMENT**

- ▶ **Motion:** Safranek moved, Wellings supported, that the meeting be adjourned. **Motion carried 5—0 on a voice vote.**

The meeting was adjourned at 7:26 P.M.

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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 March 20, 2017.

  
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Stephen Safranek, Chair

  
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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/](http://www.twp-northfield.org/government/zoning_board_of_appeals/)