

NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
July 18, 2016 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADOPT AGENDA**
5. **CORRESPONDENCE**
6. **PUBLIC HEARINGS:**
 - A. Case #JZBA160005 – Gregory Yarrington, 5450 Hellner Rd, Ann Arbor, MI 48105 to seek a variance from Section 36-719, Private Roads and Driveway Regulations; sub section (d)(3) of the Northfield Township Zoning Ordinance, to construct a 15-foot-wide driveway with a total length of 1,400 feet, when the ordinance permits a maximum length of 1000 feet. The parcel number is B-02-31-100-007 and is zoned - AR-Agricultural.
 - B. Case #JZBA160006 – Richard Bonello, 9681 Main St., Whitmore Lake, MI 48189 to construct a 30' x 40' pole barn intended for vehicle parking and storage on a parcel with ID no. B-02-06-105-018, zoned WLD-D (Whitmore Lake Downtown District). The proposal is under review per Section 36-902 Non-conforming uses, sub section (6) of the Northfield Township Zoning Ordinance.
7. **OLD BUSINESS**
8. **NEW BUSINESS:**
 - A. Case #JZBA160005 – Gregory Yarrington, 5450 Hellner Rd, Ann Arbor, MI 48105 to seek a variance from Section 36-719, Private Roads and Driveway Regulations; sub section (d)(3) of the Northfield Township Zoning Ordinance, to construct a 15-foot-wide driveway with a total length of 1,400 feet, when the ordinance permits a maximum length of 1000 feet. The parcel number is B-02-31-100-007 and is zoned - AR-Agricultural.
 - B. Case #JZBA160006 – Richard Bonello, 9681 Main St., Whitmore Lake, MI 48189 to construct a 30' x 40' pole barn intended for vehicle parking and storage on a parcel with ID no. B-02-06-105-018, zoned WLD-D (Whitmore Lake Downtown District). The proposal is under review per Section 36-902 Non-conforming uses, sub section (6) of the Northfield Township Zoning Ordinance.
9. **APPROVAL OF MINUTES:** May 16, 2016
10. **CALL TO THE PUBLIC**
11. **ZBA MEMBER COMMENTS**
12. **ANNOUNCEMENT OF NEXT MEETING:** August 15, 2016
13. **ADJOURNMENT**
14. This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA41.72A (2) (3) and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Offices at (734) 449-5000, seven days in advance.

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING COMPLIANCE APPLICATION / CERTIFICATION

Zoning Compliance is required prior to new construction, alterations to an existing structure, or change of use.

This application must be accompanied by two (2) copies of scaled site plans meeting the information requirements of the Zoning administrator. Plans must be dated (mo., day, yr.), including revisions, notate scale, and include a directional 'North' arrow.

Proposed and existing structures must be included in plans. For non-residential uses in any zoning district, all buildings and structures, utilities, parking area, dumpsters, landscaping, sidewalks, paved drives, fences, sign locations, etc. must be clearly visible on plans.

Site plans must also list the name, address, and parcel number of the property being reviewed on the Zoning Application.

Applications for zoning compliance certificates shall be deemed abandoned (6) months after the date of filing unless diligently pursued or a building permit or certificate of occupancy is issued. Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

PROJECT NAME: 5450 Hellnor Road Site Improvement & New Construction

PROJECT ADDRESS: 5450 Hellnor Rd, Ann Arbor MI 48105

PARCEL ID(S): B-02-31-100-002

IS THIS PROPERTY IN A FLOOD PLAIN: ☐ Yes ☒ No

Applicant Information:

Proprietor/Owner Information:

Name: GREGORY YARRINGTON

Name: GREGORY YARRINGTON

Address: 4843 Hidden Brook Ln Ann Arbor 48105

Address: 4843 Hidden Brook Ln Ann Arbor 48105

Phone: (734) 834-3455

Phone: (734) 834-3455

Email: gyarrington@aol.com

Email: gyarrington@aol.com

If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.

Proof of Ownership Attached: ☒

Non-Owner Affidavit Attached: ☐

If applicant is not the owner, describe applicants interest in the property: _____

PROPERTY DESCRIPTION

Description of Proposed Use: Resident and horses

Sanitary Facilities: ☐ Sewer; Sewer Tap Permit #: _____

☒ Septic; WCHD Permit #: SEW2016-00104

Zoning Classification(s): Residential Vacant

AR LR MR MHP SR1 SR2 LC HC GC LI GI RTM ES PUD PSC RC RO WLD-____ W.L./N.T. Overlay OTHER: _____

Type of Construction/Alteration: site improvements and new construction of home

Project Start Date: 5/27/2016

Project Completion Date: 12/31/2016

AUTHORIZED SIGNATURE

In the case of a false statement or misrepresentation of fact in the application or on the plans on which the certificate is based, any zoning compliance certificate issued thereto shall be null and void.

I hereby acknowledge the above facts and those on the attached site sketch and prints to be true to the best of my knowledge and state that said construction and/or occupancy of the structure and/or site shall occur in accordance with this certificate. Further, I agree to give permission for officials of Northfield Township, Washtenaw County and the State of Michigan to enter the property for the purposes of inspection.

GREGORY YARRINGTON
Applicant(s) Signature

5-27-2016
Date

FOR OFFICE USE ONLY

Received Date:

Paid Date:

Existing Legal Non-Conformities:

☐ Yes ☒ No

If yes, explain below:

ZONING COMPLIANCE CERTIFICATE:

☒ Approved: Date 6/1/16☐ Approved As Noted: Date _____☐ Denied: Date _____☐ Conditional Use Required☐ Site Plan Approval RequiredCOMMENTS: SEE COMMENT SHEET.

 Zoning Administrator Signature

Date

6/1/16

AREA OF CONCERN

Landscaping:	Complies	Does Not Comply	N/A
1 Greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Parking lot islands, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Site Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Foundation Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dumpster Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Comments:			

Signs:

7 Number of Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Size and area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Comments:			

Comments:

Engineering: _____

Utilities: _____

☐ Connection fee's paid

Fire Chief: _____

☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____

5450 Hellner Road

Applicant: Gregory Yarrington
Zoning: AR (Agriculture District)
Request: New Single Family Dwelling
Action: Approved

Comments:

The proposed single family dwelling is a use permitted by right in the district per Section 36-156 (1) of the Zoning Ordinance. The existing lot meets the minimum requirements of the AG district and the proposed dwelling meets all setback requirements.

* The site plan identifies the front yard setback at 50' measured from the centerline of the road, which is incorrect. The front yard setback is measured from the right-of-way line, not edge of pavement. The proposed dwelling complies with the required setback and this error does not affect the approval of the dwelling placement.

PAID

JUN 20 2016

RECEIVED

JUN 20 2016

NORTHFIELD TOWNSHIP TREASURER

K# 2585

Zoning Board of Appeals Hearing Application

NORTHFIELD TOWNSHIP

Applicant:

Owner:

Name GREGORY YARRINGTON

Name GREGORY YARRINGTON

Address 4843 Hidden Brook Lane

Address 4843 Hidden Brook Lane

Phone: (734) 834-3455

Phone: (734) 834-3455

*If applicant is not the owner then a statement of authorization from owner must be attached

☒

Owner is Applicant

☐ Statement Attached

1.) Property Description and Location

A.) Property Address 5450 Hellnor Rd, Ann Arbor MI 48105

B.) Parcel Identification

C.) Legal Description SEE ATTACHMENT

attach.) (or

2.) Present Zoning District of Property Agricultural

3.) Present Use of Property VACANT LAND

4.) Non-Conforming Status

A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use):

Due to the house/building site, will need to be located
in rear of property due to high water table, the road/driveway
will exceed the 1,000 Foot limit by 400 feet. Plan to
put in dry fire hydrant attached to rear pond. SEE
ATTACHMENT FOR DETAILS.

Two-track been in place since 9-1-1999

B.) State year/month Non-Conformity began (to the best of your knowledge):

8-1-2016

5.) Variance Request (Applicant must completely answer 5A. through 5H.)

projected date of construction completion

A.) Is denial letter attached from the Zoning Administrator? Yes ☐ No ☒ If no, identify each section of ordinance from which Variance is requested:

Proposed Driveway exceeds 1,000 foot limit due to required location of house. House had to be placed at highest elevation on the east side of property to avoid wetlands and ensure dry basement.

B.) Describe reason/need for Variance:

Required approval for 1,400 foot driveway to proposed/required house location. This location is the best location for the house given the high water table and location of the engineered septic field with pump, and wetlands.

C.) Explain existing special conditions or circumstances that are unique to the land or buildings involved which are not applicable to similar land or buildings in the same district:

Wetlands and high water table and required/approved location of engineered septic system dictated best location for new 1,800 square foot walkout ranch.

D.) Did the special condition or circumstances arise from your actions? Yes ☐ No ☒ Please describe briefly:

This is driven by the high water table and extensive wetlands on the property including 2 (two) large ponds.

E.) Explain why interpretation of the ordinance would deprive you of rights commonly enjoyed by other property owners in the same district:

Reduce if not eliminate ability to build a new walkout ranch with a dry basement. See attached file on house location, driveway, and surrounding wetlands.

F.) Explain why this is the minimum variance necessary to allow for a reasonable utilization of the land or structure:

The driveway length variance is the only known variance to the Northfield Township Ordinance. This will allow construction of the 1,400 foot gravel driveway and installation of dry fire hydrant.

G.) Explain how this variance would be in harmony with the intent of the ordinance and not injurious to the neighborhood or neighbors or otherwise detrimental to the public interest:

This variance will allow use of the land without significantly impacting or changing the wetlands. The driveway does not encroach on any easement or property boundary. This also allows the house to be located away from the street affording everyone privacy. The driveway will follow the current two-track path. This path has been in existence for 19 years (since we bought it but probably longer).

H.) I, the applicant, request the Zoning Board of Appeals grant the following:

Approval for driveway exceeding 1,000 feet (not
up to 1,400 feet). Fire hydrant will be placed on
property near rear pond. Source of water will be pond.
The pond will need to be dredged. MDEQ Part 303 Category F Dry Fire hydrant
6.) Attach a scaled and accurate drawing (8 copies) correlated with the legal description and showing: has been submitte
to MDEQ.

- All lot dimensions ✓
- Dimensions and locations of all existing and proposed buildings/additions and drives ✓
- Other improvements and easements of record
- Show distances between existing and proposed buildings and/or additions ✓
- Show locations and distances of wells, septic and/or sewer lines ✓
- Locations, size and distances of buildings/structures on adjoining lots ✓
- All additional pertinent information as listed on the checklist on page 5 ✓

All documents must be submitted at time of application. If further information needs to be submitted, the Zoning Board of Appeals reserves the right to postpone the hearing to review new information.

7.) If applicable, all lot lines and building corners must be staked out a minimum of 10 days before the hearing date.

8.) The address of the property must be clearly marked and visible from the road.

9.) A fee of * Dollars as established by the township board is attached to the application. Applicant understands that the fee will not be refunded in whole or in part regardless of the outcome of the decision.

* \$295.00 – Single unit (excludes subdivisions, site condo plans, commercial, or apartment buildings greater than 4 units.

\$495.00 – All others.

10.) The Applicant:

A.) Has received and read the attached provisions of the Township Zoning Ordinance in regards to Article 66.0 "Zoning Board of Appeals" and understands that a public hearing will be established within 45 days of the filing date and

B.) Has also read the sections of the Township Zoning Ordinance that pertain to this request and

C.) Has complied with the above requested information and understands that the Zoning Board of Appeals reserves the right to adjourn a meeting if the above stated information is not provided and to reschedule it when the information is provided and

D.) Understands that any approval or denial of this application shall not relieve the applicant of compliance with all other applicable provisions of the Township Zoning Ordinance or Building Code and each

variance approved shall be null and void unless authorized activity commences within 180 days after the date of approval.

All information provided in this application is, in all respects, true and correct to the best of my knowledge, and I understand that incorrect information may be grounds for denying the application or voiding any approval granted hereunder.

Gregory Yarrington
Signature of Applicant

6-2-2016
Date

APPLICANT CHECKLIST

The following information must be submitted to the Northfield Township Clerk prior to the application being scheduled for a public hearing:

- ☒ Completed application form
- ☐ Statement authorizing variance application if not the owner
- ☒ Proof of ownership of property
- ☒ Legal Description of property
- ☒ 8 copies of site plan and required information
- ☒ Review Fee

For Zoning Board of Appeal Use Only

Appeal of Decision

1.) Name and Office of Official/ Commission:

2.) Date of Decision: _____

3.) Describe Decision that is being appealed :

4.) Describe alternate interpretation or reason for the relief requested:

ACTION TAKEN

The Northfield Township Zoning Board of Appeals reviewed the above requested variance or appeal and on _____, 20____ APPROVED / DISAPPROVED the following:

Signature of ZBA Chair

Signature of ZBA Secretary

Public Hearing Date and Time: _____

Notice Sent to Newspapers _____ for publication on:
_____ (Notice shall be given not less than five (5) days nor more than fifteen (15) days before the date of public hearing).

Notice Sent to neighboring owners/occupants:

(Notice shall be sent to all persons to whom real property is assessed and to the occupants of all structures within 300 feet of the property.)

Notice sent to Zoning Board of Appeals Members:

Copy of Minutes sent to: _____ File _____
Applicant _____

Building Department _____ Ordinance Enforcement Officer _____

WARRANTY DEED

STATUTORY FORM FOR INDIVIDUALS
Form No. M-960

TNT625897

KNOW ALL MEN BY THESE PRESENTS: That Thomas D. Huffmaster and Ella G. Poore, nka, Ella G. Huffmaster, as joint tenants with full rights of survivorship whose street number and post office address is 5450 Hellner

Ann Arbor, Michigan 48105

Convey and Warrant
Yarrington, husband and wife

to Gregory M. Yarrington and Carol P.

whose street number and post office address is 4843 Hiddenbrook Ln.

Ann Arbor, Michigan 48105

the following described premises situated in the Township of Northfield County of Washtenaw and State of Michigan, to-wit:

SEE EXHIBIT " A " ATTACHED HERETO AND MADE A PART HEREOF

More commonly known as: 5450 Hellner, Ann Arbor, Michigan 48105



for the sum of ONE HUNDRED FIFTY ONE THOUSAND SEVEN HUNDRED AND 00/100, (***\$151,700.00*) Dollars

This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust odors and other associated conditions may be used and are protected by the Michigan right to farm act.

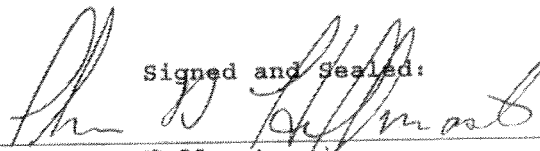

The grantor grants to the grantee the right to make ALL division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, subject to existing building and use restrictions, easements of record, and zoning ordinances, if any;

Dated this 1st day of September, 1999

Signed and Sealed in presence of


SHIRLEY A. STAGGS

Tom Stachler

Signed and Sealed:


Thomas D. Huffmaster

Ella G. Poore, nka, Ella G. Huffmaster

STATE OF Michigan

COUNTY OF Washtenaw

} ss.

The foregoing instrument was acknowledged before me this 1st day of September, 1999 by Thomas D. Huffmaster and Ella G. Poore, nka, Ella G. Huffmaster, as joint tenants with full rights of survivorship

SHIRLEY A. STAGGS

Notary Public, Livingston County, MI

My Commission Expires 12-19-02

County Treasurer's Certificate

Notary Public,

County, Michigan

City Treasurer's Certificate

ESCROW NO.: TNT625897
DATE : September 1, 1999

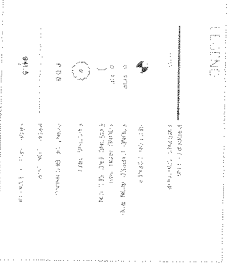
"EXHIBIT A"
LEGAL DESCRIPTION

Commencing at the Center of said Section 31; thence North 543.96 feet in the North and South 1/4 line for a Place of Beginning; thence South 88 degrees 42 minutes 20 seconds East 1308.73 feet; thence South 00 degrees 46 minutes 40 seconds West 509.45 feet; thence North 89 degrees 47 minutes East 339.32 feet; thence North 00 degrees 32 minutes 05 seconds East 990.00 feet; thence West 750.05 feet; thence South 83.46 feet; thence West 900 feet; thence South 368.8 feet in the North and South 1/4 line of Section 31 to the Place of Beginning, said parcel of land being in the Northeast 1/4 of Section 31, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan. EXCEPTING therefrom a parcel described as: Commencing at the center of Section 31, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, thence North 89 degrees 51 minutes 05 seconds East 1301.51 feet along the East and West 1/4 line of Section for a Place of Beginning; thence North 00 degrees 53 minutes 50 seconds East 508.33; thence North 89 degrees 51 minutes 05 seconds East 337.16 feet; thence South 00 degrees 39 minutes 15 seconds West 508.33 feet; thence South 89 degrees 51 minutes 05 seconds West 339.32 feet along the East and West 1/4 line of said Section to the Place of Beginning.
02-31-100-007

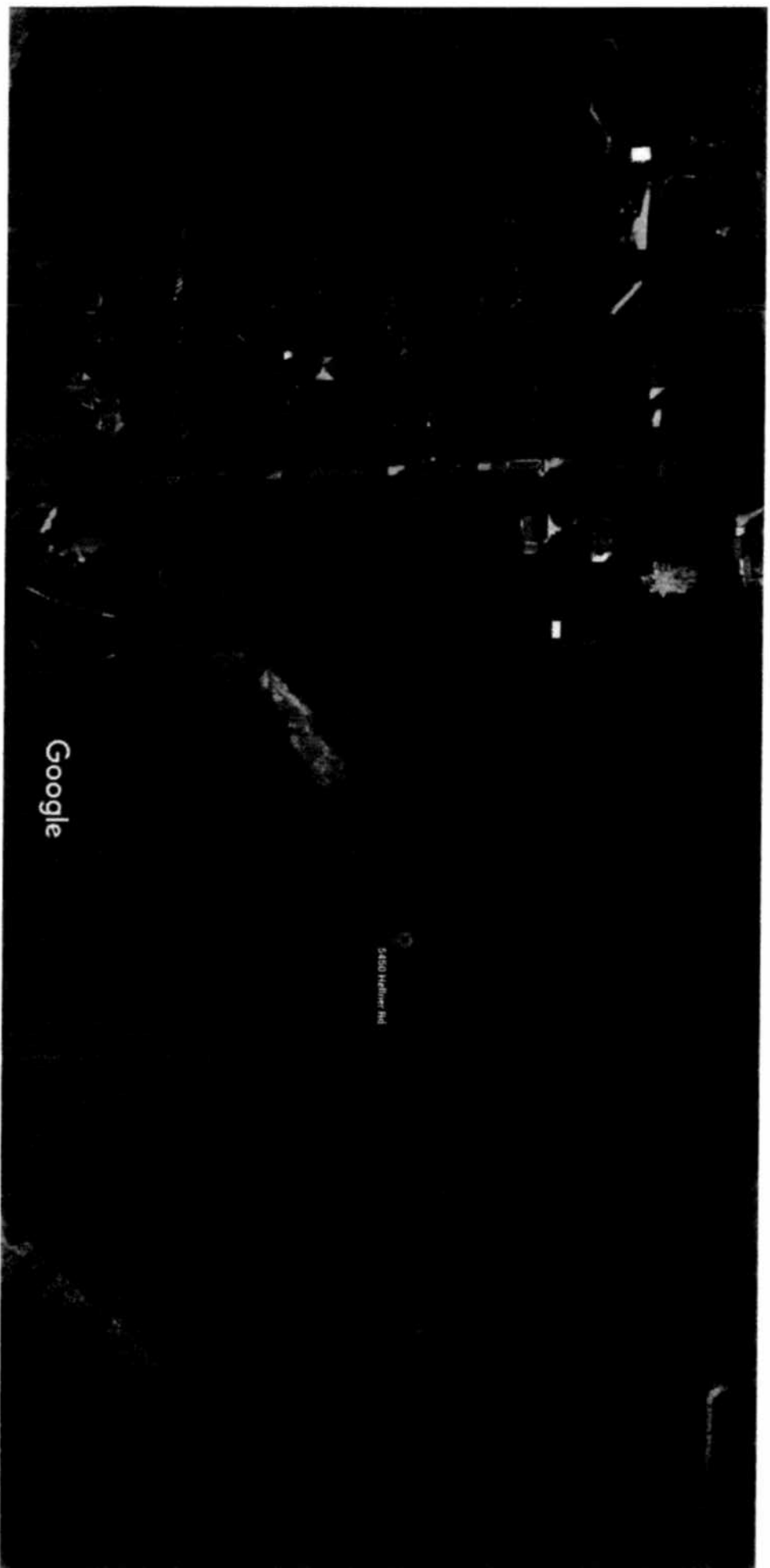
- * and free from any other encumbrances except such as may have accrued or attached through the acts or omissions or persons other than the Grantors herein, since September 1, 1999, the date of a certain Land Contract in pursuance of which this deed is given.

NOTES:
1. SEE SHEET 1 FOR
GENERAL NOTES
2. SEE SHEET 2 FOR
GENERAL NOTES
3. SEE SHEET 3 FOR
GENERAL NOTES

NOTES:
1. SEE SHEET 1 FOR
GENERAL NOTES
2. SEE SHEET 2 FOR
GENERAL NOTES
3. SEE SHEET 3 FOR
GENERAL NOTES



Google Maps 5450 Hellner Rd



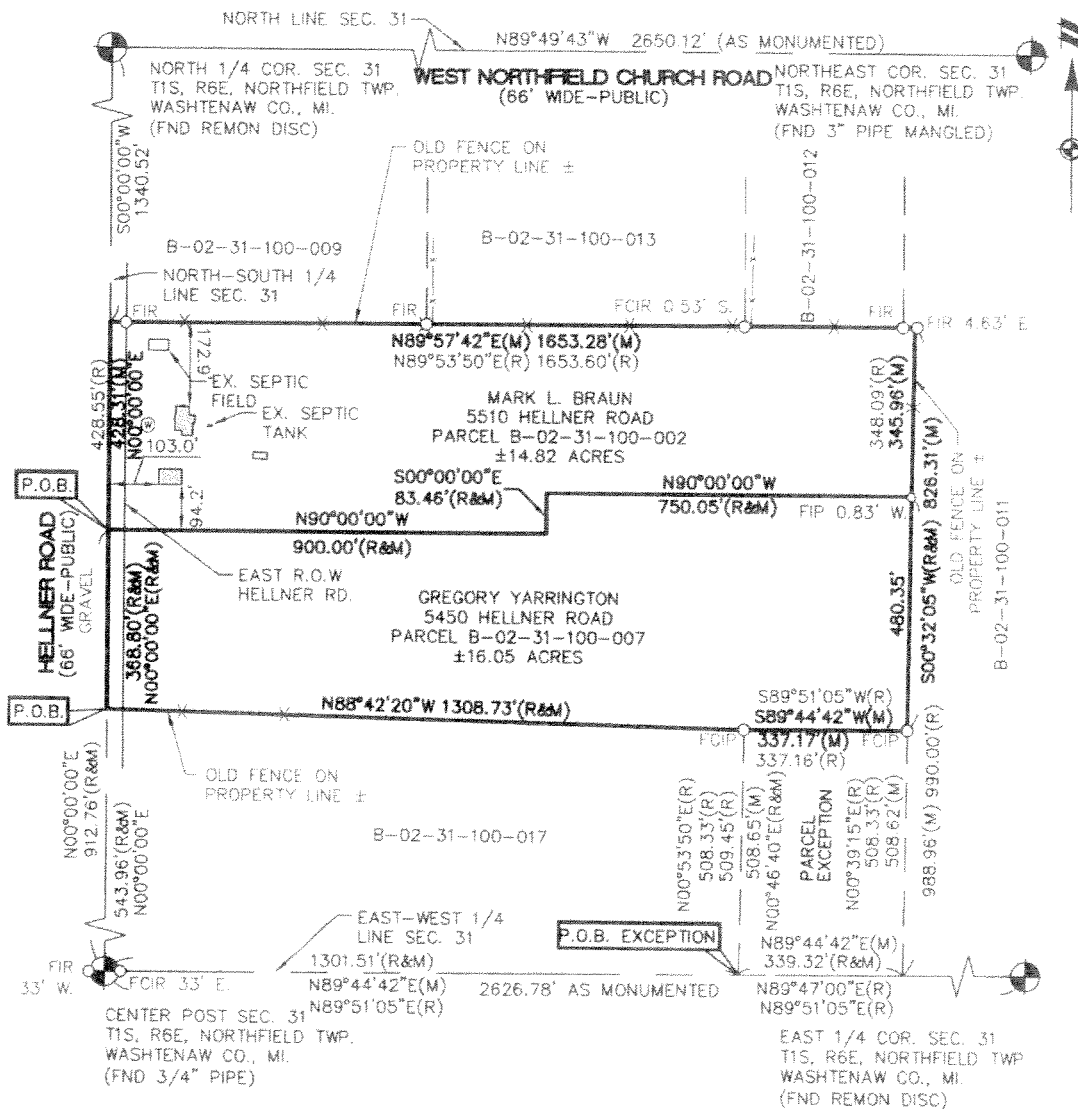
5450 Hellner Rd

Google

Imagery ©2016 Google, Map data ©2016 Google 100 ft

5450 Hellner Rd

Ann Arbor, MI 48105



LEGEND	
○ _{FIR} FOUND IRON ROD	● SECTION CORNER
○ _{FCIP} FOUND CAPPED PIPE	○ _{FCIP} FOUND CAPPED IRON ROD
X FENCE LINE	○ _{FCIP} PLACE OF BEGINNING
(R) RECORDED	R.O.W. RIGHT-OF-WAY
(M) MEASURED	▒ EXISTING BUILDING
⊗ EXISTING WELL	

TAX PARCELS B-02-31-100-007 AND B-02-31-100-002
 BEARING BASE: THE NORTH-SOUTH 1/4 LINE OF SECTION 31, BEING N00°00'00"E, PER
 WARRANTY DEED DESCRIPTION RECORDED IN LIBER 4053, PAGE 13, WASHTENAW COUNTY RECORDS

CLIENT GREGORY YARRINGTON		JOB: 16000309	CAD: 16000309SU-01
SKETCH AND DESCRIPTION OF A PARCEL LINE ADJUSTMENT LOCATED IN		DR. MAS	CH. CK
SECTION 31 TOWN 1 SOUTH, RANGE 6 EAST NORTHFIELD TOWNSHIP WASHTENAW COUNTY, MI		BOOK XX	PG. XX
SCALE: 1 INCH = 300 FEET		SHEET 01 OF 04	DATE 03-27-16
		FILE CODE: SU-01	
		 ATWELL 866.850.4200 www.atwell-group.com TWO TOWNS SQUARE, SUITE 700 SOUTHFIELD, MI 48075 248.447.2000	

PROFESSIONAL SURVEYOR
 NUMBER 58177



DESCRIPTION OF TAX PARCEL B-02-31-100-007


(Per Warranty Deed recorded in Liber 4053, Page 13, Washtenaw County Records)

Commencing at the Center of said Section 31, thence North 543.96 feet in the North and South 1/4 line for a Place of Beginning; thence South 88 degrees 42 minutes 20 seconds East 1308.73 feet; thence South 00 degrees 46 minutes 40 seconds West 509.45 feet; thence North 89 degrees 47 minutes East 339.32 feet; thence North 00 degrees 32 minutes 05 seconds East 990.00 feet; thence West 750.05 feet; thence South 83.46 feet; thence West 900 feet; thence South 368.8 feet in the North and South 1/4 line of Section 31 to the Place of Beginning, said parcel of land being in the Northeast 1/4 of Section 31, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan. Excepting therefrom a parcel described as: Commencing at the center of Section 31, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, thence North 89 degrees 51 minutes 05 seconds East 1301.51 feet along the East and West 1/4 line of Section for a Place of Beginning; thence North 00 degrees 53 minutes 50 seconds East 508.33 feet; thence North 89 degrees 51 minutes 05 seconds East 337.16 feet; thence South 00 degrees 39 minutes 15 seconds West 508.33 feet; thence South 89 degrees 51 minutes 05 seconds West 339.32 feet along the East and West 1/4 line of said Section to the Place of Beginning.

DESCRIPTION OF TAX PARCEL B-02-31-100-002

(Per Quit Claim Deed recorded in Liber 3985, Page 725, Washtenaw County Records)
Land situated in the Township of Northfield, Washtenaw County, Michigan, to-wit:

Commencing at the Center of Section 31, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, thence North 912.76 feet in the North and South 1/4 line for a Place of Beginning; thence East 900 feet; thence North 83.46 feet; thence East 750.05 feet; thence North 0°32'05" East 348.09 feet; thence South 89°53'50" West 1653.60 feet; thence South 428.55 feet in the North and South 1/4 line to the Place of Beginning, being in the Northeast 1/4 of Section 31, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan

CLIENT GREGORY YARRINGTON SKETCH AND DESCRIPTION OF A PARCEL LINE ADJUSTMENT LOCATED IN SECTION 31 TOWN 1 SOUTH, RANGE 6 EAST NORTHFIELD TOWNSHIP WASHTENAW COUNTY, MI	JOB: 16000309	CAD: 16000309SU-01
	DR. MAS	CH. CK
	BOOK XX	PG. XX
	SHEET 02 OF 04	DATE: 03-27-16
	FILE CODE: SU-01	
 ATWELL 866.850.4200 www.atwell-group.com 1700 TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		

PHOTOGRAPHIC LOG



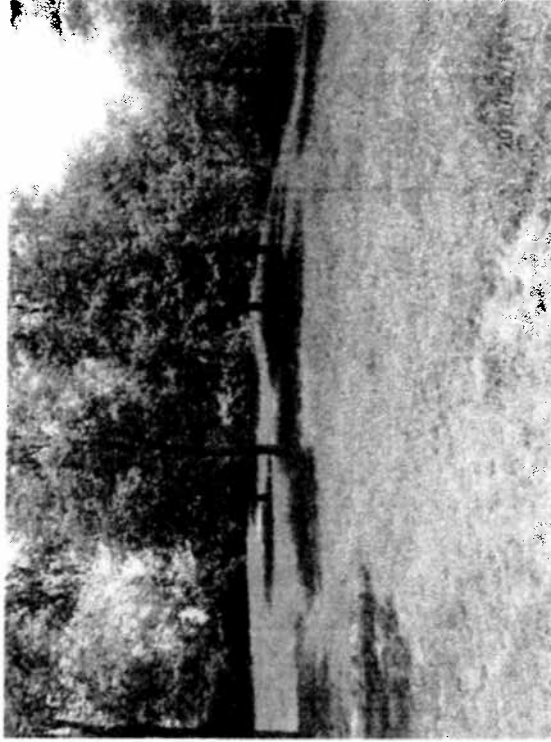
1) A south-west-facing view of the open water component of Wetland B, where the inlet/outlet to the dry fire hydrant is proposed.



2) A south-facing view of Wetland B, near where the dry fire hydrant is proposed.



3) A west-facing view of the upland area in which the dry fire hydrant is proposed. Wetland B is visible in the background.



4) An east-facing view of upland in which the house is proposed.

PROJECT DEVELOPER

GARY YARRINGTON
4843 HEDDEN BROOK LANE
ANN ARBOR, MICHIGAN 48103
PHONE: 734.661.2455

PROJECT CONSULTANTS

ATWELL LLC
TWO TOWNE SQUARE, SUITE 100
SOUTHFIELD, MI 48076
PHONE: 734.447.2693
FAX: 734.447.2691
ATTN: SCOTT HODGINS

5450 HELLNER ROAD

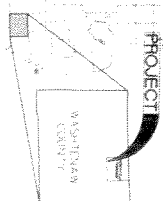
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
MDEQ IMPACT PLANS



SITE LOCATION MAP
SCALE: 1" = 1000 FEET

VICINITY MAP

NO SCALE



BASIS OF BEARING

ALL BEARINGS AND DISTANCES ARE BASED ON THE 1983 NAD 83 DATUM. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL BEARINGS ARE GIVEN IN DEGREES, MINUTES, AND SECONDS.

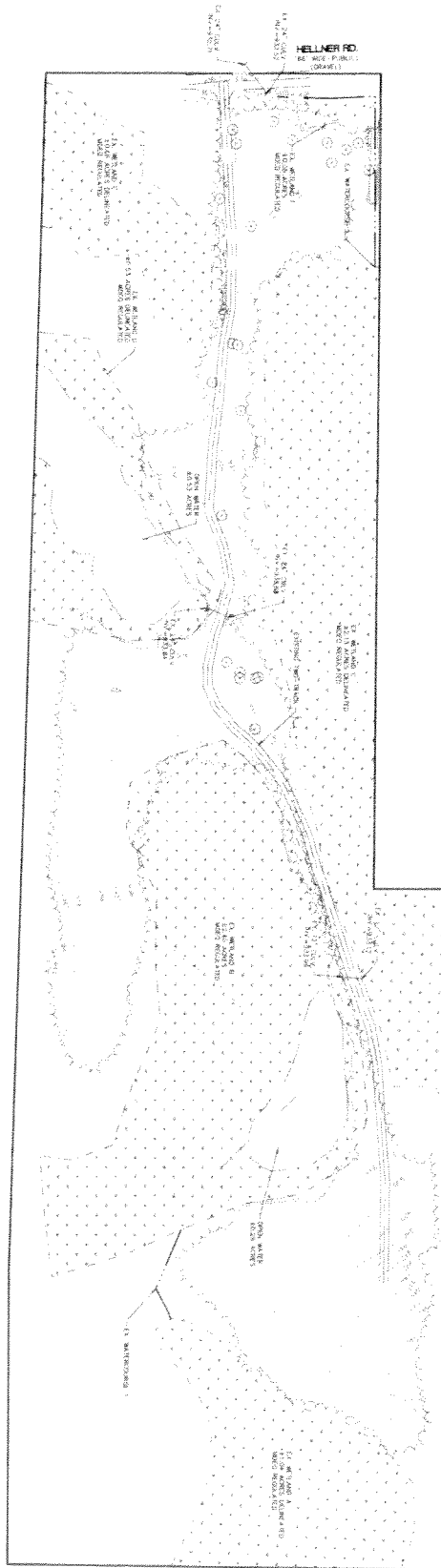
SHEET INDEX

01	COVER SHEET
02	GENERAL NOTES
03	PROPOSED IMPROVEMENTS
04	EXISTING UTILITIES
05	STREET LIGHTING PLAN
06	LANDSCAPE ARCHITECTURE

CLIENT GARY M. YARRINGTON 5450 HELLNER ROAD MDEQ IMPACT PLANS		SECTION: 31 TOWN 31 SOUTH, RANGE 06 EAST NORTHFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN	 ATWELL 866.850.4200 www.atwellgrp.com TWO TOWNE SQUARE, SUITE 100 SOUTHFIELD, MI 48076 248.447.2693	 Michigan Call before you dig 1-800-487-4373 www.michigan811.org
DATE JUNE 15, 2016		PROJECT NO. 160000008		
SHEET NO. 01		TITLE 5450 HELLNER ROAD MDEQ IMPACT PLANS		

LEGEND

- PROPERTY BOUNDARY
- EXISTING WATERCOURSE
- EXISTING DELINEATED WEIR AND
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING CULVERT
- EXISTING TREE

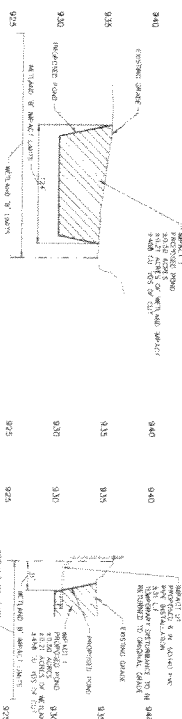


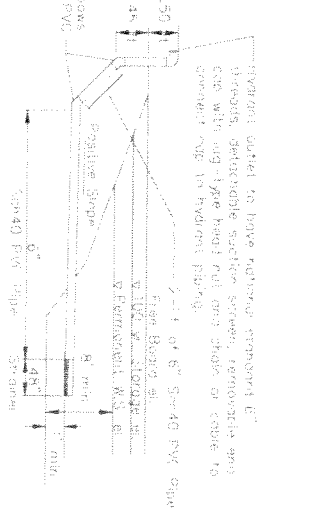
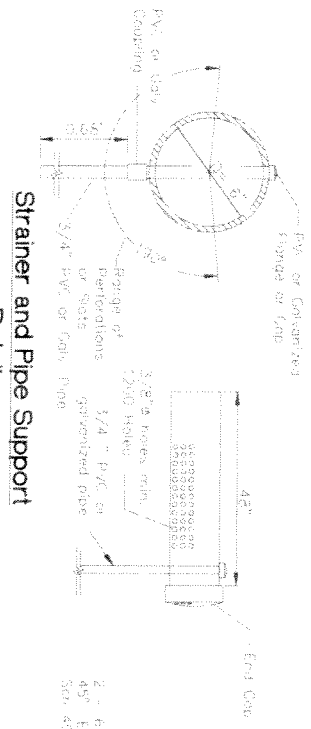
<p>GARY M. YARRINGTON 5450 HELLNER ROAD MDEO IMPACT PLANS EXISTING CONDITIONS</p>		<p>SECTION 31 TOWN 21 SOUTH, RANGE 16 EAST NORTHFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN</p>		<p>ATWELL 866.850.4300 www.atwell-group.com 10000 BURNING WOOD DRIVE, SUITE 100 SOUTHFIELD, MI 48034 248.447.9900</p>		<p>817 Michigan State Surveyor Call before you dig 800.487.8888 www.michigan.gov/817</p>	
<p>DATE: JAN 15, 2016 BY: GMY CHECKED: GMY SCALE: 1" = 50 FEET SHEET NO. 02</p>		<p>NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CULVERT. 3. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE PROPERTY BOUNDARY. 4. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE WATERCOURSE. 5. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE TREE LINE. 6. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CULVERT. 7. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE WEIR AND. 8. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CONTOUR. 9. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE TREE LINE. 10. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CULVERT. 11. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE WEIR AND. 12. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CONTOUR. 13. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE TREE LINE. 14. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CULVERT. 15. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE WEIR AND. 16. ALL DIMENSIONS ARE TO THE OUTSIDE OF THE CONTOUR. 17. 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LEGEND

-
- PROPOSED BOUNDARY
EXISTING WATER-COURSE
- EXISTING DRAINAGE MATERIAL
- PROPOSED IMPACT AREA
- PROPOSED SANDY FILL MATERIAL
- PROPOSED GRAVEL
- EXISTING CONCRETE PAVEMENT
- EXISTING BASE
- EXISTING SUB-BASE
- EXISTING SUBGRADE
- 0.30

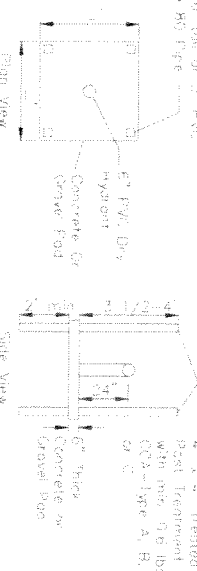




Strainer and Pipe Support

Dry Hydrant Record of Application

Protective Base Pad Details



DRY HYDRANT TESTING AND MAINTENANCE

The Homeowner shall coordinate testing and maintenance with the Fire Department. Dry hydrants and ponds should be checked semi-annually. The testing and testing by adding drilling should be a part of the department training and drills. Fragment covering of the ponds may be needed to remove debris, debris, or excavation of silt, and protection from erosion. The hydrants should be tested at least once a year with a burner. Burner testing, powered by a pump, test at a maximum designed flow rate, with various types of water test, is designed. Tests of this kind will not only verify proper condition but also keep the fire and hydrant crew of fire and the water supply available for any fire emergency. The pond should be free of aquatic growth, it may be necessary to drain the pond to remove this growth. Consult with Cooperative Extension Service or USDA office for assistance in weed control. A record of inspection should be maintained for each hydrant.

DRY HYDRANT DETAIL

NO SCALE

DRY HYDRANT VOLUME

200,000 GAL. AVAILABLE IN POND BETWEEN ELEV. 930 & 935

<p>811</p> <p>Know what's below.</p> <p>Call before you dig.</p> <p>1-800-4-A-DIGIT</p> <p>866.850.4200 www.atwell-group.com</p> <p>400 TOWNE SQUARE, SUITE 100 ANN ARBOR, MI 48106-1000 734.443.2000</p>		<p>SECTION 31</p> <p>TOWN OF SOUTH RANGE DE EAST</p> <p>NORTHFIELD TOWNSHIP</p> <p>WASHINGTON COUNTY, MICHIGAN</p>	<p>CLIENT</p> <p>GARY M. YARRINGTON</p> <p>5450 HELLNER ROAD</p> <p>MDEQ IMPACT PLANS</p> <p>STRUCTURE DETAILS</p>	<p>DATE</p> <p>JUNE 15, 2016</p>
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Y. H. Hsueh, C. H. Chang, and C. C. Chang, *Journal of Polymer Science: Part A: Polymer Chemistry*, **34**, 1531 (1996).

- [illegible]

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530 N. Dearborn Street, Chicago, IL 60610
U.S.A. and 100 Brookfield Drive, Suite 910
Chicago, IL 60610, U.S.A.

- [illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

6. At the time of the proposed construction, the proposed project shall be in compliance with the following:
- a. The proposed project shall be in compliance with the following:
- b. The proposed project shall be in compliance with the following:
- c. The proposed project shall be in compliance with the following:
- d. The proposed project shall be in compliance with the following:
- e. The proposed project shall be in compliance with the following:
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- v. The proposed project shall be in compliance with the following:
- w. The proposed project shall be in compliance with the following:
- x. The proposed project shall be in compliance with the following:
- y. The proposed project shall be in compliance with the following:
- z. The proposed project shall be in compliance with the following:

AND THE YOUNG PEOPLE WHOSE SERVICE WILL BE REQUIRED AND FOR WHOM THE ARMY AND NAVY WILL BE REQUIRED TO PROVIDE THE NECESSARY TRAINING AND EQUIPMENT.

- [illegible]

[illegible][illegible]

ADDRESS: STANBROOK TOWN : 31955: STANBROOK TOWN

2017 APR 26 11:41 AM - 116 COMMENTS FROM ONE
VENDOR TO ANOTHER

WILLIAM FOSTER'S CALIFORNIA DAYS OF
MAYOR RECENT POSTED ABOVE

ANY OTHERS YOU SEE GET OFF A STRIP AND HIT A PUNCH SQUARE	WITHIN 2 CALIBER OF DANCE FIVE PUNCHES PUNCH SQUARE
ANY OTHERS AND AS PUNCH SQUARE	WITHIN FIVE TO CALIBER DANCE THE MECHANICAL PUNCH SQUARE NOTION THAT AREA

June 23, 2016

Zoning Board of Appeals
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

Subject: Gregory Yarrington/5450 Hellner Road; Variance Review #1 (Application and materials dated received by Township on 6/20/16).

Dear ZBA Members:

We have reviewed the above referenced variance application submitted by Gregory Yarrington to construct a new dwelling on a vacant parcel of land, with access off Hellner Road. The site is located on the east side of Hellner Road, south of E. Northfield Church Road and is zoned AR (Agriculture) District.

VARIANCES

The proposal requires the following variance from the Zoning Ordinance:

1. ARTICLE XXVI. SUPPLEMENTARY REGULATIONS AND STANDARDS; Section 36-719. Private Road and Driveway Regulations, sub-section (d) (3) Driveway Standards:

- Maximum driveway length - 1,000.00 feet permitted
- 1,400.00 feet proposed
- 400.00 foot variance requested

COMMENTS

Per Section 36-943 (d) of the Northfield Township Zoning Ordinance, the Board must, prior to acting on a proposed variance, consider and make findings regarding several factors, listed in bold type below. A variance shall not be granted by the ZBA unless all the following conditions are met:

- (1) a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and are not applicable to other lands, structures or buildings in the same district.**

The site is a large parcel (16+ acres) which exceeds the minimum lot areas requirement of 5 acres for the AR District. The site is characterized by many wetland areas and small ponds. In addition, per the applicant, the water table is high, resulting in limited area available on the parcel for placement of a dwelling with a dry basement. This characteristic, while not necessarily unique to the site and likely occurring in other parcels in the Township, is nevertheless a limitation or a challenge for construction and residential use of the land.

The applicant is proposing to construct the dwelling on the highest point on the parcel, which results in the need for a longer driveway than permitted by Ordinance.

- b. The special conditions and circumstances on which the variance request is based do not result from the actions of the applicant.** The request for variance results from the existing topography and geographic challenges of the property, i.e., high water table, location of wetlands and water bodies, which is not a result of any action by the applicant.

- c. The literal interpretation of this chapter would deprive the applicant of the rights commonly enjoyed by other property owners in the same district under the terms of this chapter.**

Adherence to the provisions of the Ordinance would likely inhibit the applicant's ability to build a dwelling with a basement. Having a dwelling with a dry usable basement is a right enjoyed by other property owners in the AR district and is not an unreasonable expectation.

- d. That granting the variance requested will not confer upon the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district.**

Granting the requested variance will allow the applicant to build a dwelling while addressing the natural challenges posed by the property. The increased driveway length is to address a physical constraint on the land which is not conferring any special privilege upon the applicant.

- (2) The existence of nonconforming uses of neighboring lands, structures or buildings in the same district, any permitted or nonconforming uses of lands, structures or buildings in other districts, and nonconforming structures, shall not be considered grounds for issuance of a variance.** This

standard is not applicable. The applicant's request for variance is based on physical challenges and constraints on the site and not as a result of any existing nonconforming structures on the site or neighboring sites.

- (3) The variance requested is the minimum possible for the reasonable use of the land, building and structure.** As previously noted, the proposed dwelling appears to be located on the closest high elevation point on the site from Hellner Road to allow for the basement to remain dry and out of the water table. The distance from Hellner Road to the dwelling crosses several wet and low lying areas.

- (4) Granting of the variance will be in harmony with the intent of the Ordinance and will not be injurious to the neighborhood or otherwise detrimental to public interest.** Granting the variance is not likely to have an adverse or injurious effect on the neighborhood or be detrimental to the public in general. Due to the increased driveway length the Fire Department has required the applicant to put in a dry hydrant on the site with which the applicant will comply.

RECOMMENDATION AND FINDINGS

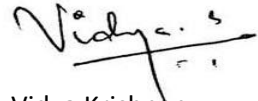
Based on the findings below, and subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals approve the requested variance for the property located at 5450 Hellner Road:

1. The site is challenged by the presence of wetlands, water bodies and a high water table.
2. The natural constraints on the property are not a result of any action by the applicant.
3. Not allowing for the variance would likely result in a dwelling with no basement, which can be construed as not allowing for reasonable use of the property.
4. The request for variance is not a result of any existing non-conformity on the subject or abutting sites.

5. The variance requested is the minimum possible for reasonable placement of a dwelling with a dry basement.
6. The variance is not adverse to public interest.

Respectfully submitted,

McKENNA ASSOCIATES

A handwritten signature in black ink, appearing to read "Vidya Krishnan", with a horizontal line drawn across the middle of the signature.

Vidya Krishnan
Senior Planner

cc:	Township Manager:	Howard Fink, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
	Assessing/Building Asst.	Mary Bird, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
	Applicant:	Gregory Yarrington

Memo

To: Zoning Board of Appeals
From: William Wagner *WW*
CC: Greg Yarrington
Date: 6/29/2016
Re: 5450 Hellner

I have been asked to write a letter for the request for Greg Yarrington for an exemption from the minimum 1,000' requirement for a driveway. I met with Mr. Yarrington and discussed options for this requirement and explained to them why the requirement is in place. In general any driveway in excess of 1,000' is beyond our capability to supply water to the scene of the fire because that is the maximum length of our supply lines carried on our fire trucks. The only way we would allow a drive in excess of 1,000' is if there is an approved water supply site is in place within the 1,000' of the structure and accessible from the driveway. We have allowed this in the past.

I have surveyed the site and identified a water source on the property that would qualify for an approved dry hydrant option. Mr. Yarrington will be submitting a plan with that site and hydrant identified.

The owner would be required to follow the standards in place including driveway, dry hydrant and dry hydrant water source requirements.

We would allow an approved dry hydrant on a water source that meets the 50 year drought standard that would need to be approved by an engineer at the cost of the owner.

The driveway, water source and dry hydrant would need to be installed and approved by myself before construction begins on any structures on the property.

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING COMPLIANCE APPLICATION / CERTIFICATION

Zoning Compliance is required prior to new construction, alterations to an existing structure, or change of use.

This application must be accompanied by two (2) copies of scaled site plans meeting the information requirements of the Zoning administrator. Plans must be dated (mo., day, yr.), including revisions, notate scale, and include a directional 'North' arrow.

Proposed and existing structures must be included in plans. For non-residential uses in any zoning district, all buildings and structures, utilities, parking area, dumpsters, landscaping, sidewalks, paved drives, fences, sign locations, etc. must be clearly visible on plans.

Site plans must also list the name, address, and parcel number of the property being reviewed on the Zoning Application.

Applications for zoning compliance certificates shall be deemed abandoned (6) months after the date of filing unless diligently pursued or a building permit or certificate of occupancy is issued. Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

PROJECT NAME: <u>POLE BARN NEW CONSTRUCTION</u>	
PROJECT ADDRESS: <u>9681 MAIN ST WHITMORE LAKE 48189</u>	
PARCEL ID(S): <u>802-06-05-018</u>	IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Applicant Information:	
Name: <u>RICHARD BONELLO</u>	Name:
Address: <u>9681 MAIN ST WHITMORE LAKE 48189</u>	Address: <u>9681 MAIN ST WHITMORE LAKE 48189</u>
Phone: <u>313-269-6593</u>	Phone: <u>313-269-6593</u>
Email: <u>KBONELL1@FORD.COM</u>	Email: <u>KBONELL1@FORD.COM</u>
If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.	
Proof of Ownership Attached: <input checked="" type="checkbox"/>	Non-Owner Affidavit Attached: <input type="checkbox"/>
If applicant is not the owner, describe applicants interest in the property: <u>N/A</u>	
PROPERTY DESCRIPTION	
Description of Proposed Use: <u>RESIDENTIAL, VEHICLE PARKING, GARDEN TOOLS</u> <u>No water, gas, or electricity</u>	
Sanitary Facilities: <input checked="" type="checkbox"/> Sewer; Sewer Tap Permit #: _____ <input type="checkbox"/> Septic; WCHD Permit #: _____	
Zoning Classification(s): AR LR MR MHP SR1 SR2 LC HC GC LI GI RTM ES PUD PSC RC RO <u>WLD-DD</u> W.L./N.T. Overlay OTHER: _____	
Type of Construction/Alteration: <u>N/A</u>	
Project Start Date: <u>ASAP</u>	Project Completion Date: <u>1-2 wks after start date</u>
AUTHORIZED SIGNATURE	
In the case of a false statement or misrepresentation of fact in the application or on the plans on which the certificate is based, any zoning compliance certificate issued thereto shall be null and void.	
I hereby acknowledge the above facts and those on the attached site sketch and prints to be true to the best of my knowledge and state that said construction and/or occupancy of the structure and/or site shall occur in accordance with this certificate. Further, I agree to give permission for officials of Northfield Township, Washtenaw County and the State of Michigan to enter the property for the purposes of inspection.	
<u>Richard Bonello</u> Applicant(s) Signature	<u>5/25/16</u> Date

FOR OFFICE USE ONLY

Received Date:

Paid Date:

Existing Legal Non-Conformities:

☒ Yes ☐ No

If yes, explain below:

RECEIVED

MAY 25 2016

PAID

MAY 25 2016

NORTHFIELD TOWNSHIP TREASURER

SEE COMMENT SHEET

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____☐ Denied: Date _____☒ Approved As Noted: Date 5/30/16☐ Conditional Use Required☐ Site Plan Approval Required

COMMENTS:

SEE COMMENT SHEET
ZONING BOARD OF APPEALS APPROVAL REQD.

Zoning Administrator Signature

Date

AREA OF CONCERN

Landscaping:

	Complies	Does Not Comply	N/A
1 Greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Parking lot islands, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Site Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Foundation Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dumpster Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6 Comments:

Signs:

7 Number of Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Size and area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9 Comments:

Comments:

Engineering: _____

Utilities: _____

☐ Connection fee's paid

Fire Chief: _____

☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____

9681 N. Main Street

Applicant: Richard Bonello
Request: Construction of a new 30' x 40' pole barn
Zoning: WLD-D (Whitmore Lake District – Downtown)
Action: Approved with conditions (*see comments below*)

Comments:

Single family dwelling and accessory structures are permitted in the WLD-D District only on the upper floors. The existing detached single family dwelling is a non-conforming use and structure.

Section 36-902. Non-conforming uses, sub-section (6) states that, *"In commercial and industrial districts and provided no increase in the number of families residing therein results, a nonconforming residential use may expand to occupy the floor area necessary for living purposes and any customary accessory uses or structures may be established therewith as long as such expansion meets the yard and setback requirements of the zoning district in which it is located subject to zoning board of appeals' approval."*

Per the applicant, the proposed pole barn is intended for vehicle parking and storage, making it accessory to the principal dwelling unit. The structure is compliant with the required rear yard setback as noted on the plan, although the drawing submitted is not to scale.

The applicant must obtain approval from the Zoning Board of Appeals for construction of the structure.

RECEIVED

JUN 08 2016

PAID

JUN 08 2016

NORTHFIELD TOWNSHIP TREASURER

NORTHFIELD TOWNSHIP

Zoning Board of Appeals Hearing Application

Applicant:

Name RICHARD BONEILLO

Address 9681 MAIN ST

WHITMORE LAKE, MI

Phone: 313-269-6593

Owner:

Name _____

Address _____

Phone: _____

SAME

*If applicant is not the owner then a statement of authorization from owner must be attached



Owner is Applicant

____ Statement Attached

1.) Property Description and Location

A.) Property Address _____

B.) Parcel Identification B-02-06-105-018

C.) Legal Description SEE ATTACHED

____ (or
attach.)

2.) Present Zoning District of Property _____

3.) Present Use of Property 401 RESIDENTIAL

4.) Non-Conforming Status

A.) Please describe briefly the Non-Conformities which exist for this property (for structure or use):

PROPOSED STRUCTURE WILL BE DETACHED
FROM DWELLING.

B.) State year/month Non-Conformity began (to the best of your knowledge): N/A

5.) Variance Request (Applicant must completely answer 5A. through 5H.)

A.) Is denial letter attached from the Zoning Administrator? Yes ___ No X. If no, identify each section of ordinance from which Variance is requested:

B.) Describe reason/need for Variance:

WISH TO ADD A POLE BARN TO REAR OF PROPERTY
FOR VEHICLE AND TOOL STORAGE

C.) Explain existing special conditions or circumstances that are unique to the land or buildings involved which are not applicable to similar land or buildings in the same district:

THERE IS CURRENTLY NO EXISTING GARAGE
OR OUTBUILDINGS ON PROPERTY

D.) Did the special condition or circumstances arise from your actions? Yes ___ No X. Please describe briefly:

E.) Explain why interpretation of the ordinance would deprive you of rights commonly enjoyed by other property owners in the same district:

EXISTING HOMES ON MAIN STREET HAVE GARAGES
AND/OR OUTBUILDINGS FOR STORAGE

F.) Explain why this is the minimum variance necessary to allow for a reasonable utilization of the land or structure:

TO ALLOW ACCESS TO WELL AND
AROUND PERIMETER OF STRUCTURE

G.) Explain how this variance would be in harmony with the intent of the ordinance and not injurious to the neighborhood or neighbors or otherwise detrimental to the public interest:

IT IS CUSTOMARY FOR A RESIDENTIAL LOT TO HAVE
A GARAGE OR POLE BARN FOR STORAGE. OTHER LOTS
ON MAIN ST. ALREADY HAVE THESE IN PLACE.

H.) I, the applicant, request the Zoning Board of Appeals grant the following:

APPROVAL FOR CONSTRUCTION OF A 30'X40'
POLE BARN ON REAR OF PROPERTY.

6.) Attach a scaled and accurate drawing (8 copies) correlated with the legal description and showing:

- All lot dimensions
- Dimensions and locations of all existing and proposed buildings/additions and drives
- Other improvements and easements of record
- Show distances between existing and proposed buildings and/or additions
- Show locations and distances of wells, septic and/or sewer lines
- Locations, size and distances of buildings/structures on adjoining lots
- All additional pertinent information as listed on the checklist on page 5

All documents must be submitted at time of application. If further information needs to be submitted, the Zoning Board of Appeals reserves the right to postpone the hearing to review new information.

7.) If applicable, all lot lines and building corners must be staked out a minimum of 10 days before the hearing date.

8.) The address of the property must be clearly marked and visible from the road.

9.) A fee of * Dollars as established by the township board is attached to the application. Applicant understands that the fee will not be refunded in whole or in part regardless of the outcome of the decision.

* \$295.00 – Single unit (excludes subdivisions, site condo plans, commercial, or apartment buildings greater than 4 units.

\$495.00 – All others.

10.) The Applicant:

A.) Has received and read the attached provisions of the Township Zoning Ordinance in regards to Article 66.0 "Zoning Board of Appeals" and understands that a public hearing will be established within 45 days of the filing date and

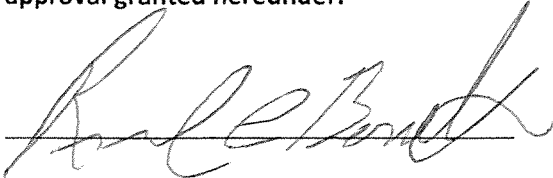
B.) Has also read the sections of the Township Zoning Ordinance that pertain to this request and

C.) Has complied with the above requested information and understands that the Zoning Board of Appeals reserves the right to adjourn a meeting if the above stated information is not provided and to reschedule it when the information is provided and

D.) Understands that any approval or denial of this application shall not relieve the applicant of compliance with all other applicable provisions of the Township Zoning Ordinance or Building Code and each

variance approved shall be null and void unless authorized activity commences within 180 days after the date of approval.

All information provided in this application is, in all respects, true and correct to the best of my knowledge, and I understand that incorrect information may be grounds for denying the application or voiding any approval granted hereunder.



Signature of Applicant

6-7-16

Date

APPLICANT CHECKLIST

The following information must be submitted to the Northfield Township Clerk prior to the application being scheduled for a public hearing:

☒ Completed application form

N/A Statement authorizing variance application if not the owner

☐ Proof of ownership of property

☐ Legal Description of property

☐ 8 copies of site plan and required information

☐ Review Fee

For Zoning Board of Appeal Use Only

Appeal of Decision

1.) Name and Office of Official/ Commission:

2.) Date of Decision: _____

3.) Describe Decision that is being appealed :

4.) Describe alternate interpretation or reason for the relief requested:

ACTION TAKEN

The Northfield Township Zoning Board of Appeals reviewed the above requested variance or appeal and on _____, 20____ APPROVED / DISAPPROVED the following:

Signature of ZBA Chair

Signature of ZBA Secretary

Public Hearing Date and Time: _____

Notice Sent to Newspapers _____ for publication on: _____
(Notice shall be given not less than five (5) days nor more than fifteen (15) days before the date of public hearing).

Notice Sent to neighboring owners/occupants:

(Notice shall be sent to all persons to whom real property is assessed and to the occupants of all structures within 300 feet of the property.)

Notice sent to Zoning Board of Appeals Members:

Copy of Minutes sent to: _____ File _____
Applicant _____

Building Department _____ Ordinance Enforcement Officer _____

Washtenaw County Parcel Summary

This data is received from local cities, villages, and townships. For additional information or verification, please contact your local city, village or township assessor or the Washtenaw County Department of Equalization at (734)222-6662.

Information herein deemed reliable but **not** guaranteed.

Parcel Identification

Parcel Number:	B -02-06-105-018
City, Village, or Township:	TOWNSHIP OF NORTHFIELD
Parcel Status:	ACTIVE
Property Address Street Number, Name & Direction	9681 MAIN ST
Property City, State, Zip Code	WHITMORE LAKE MI, 48189
School District Number & Name	81140 WHITMORE LAKE PUBLIC SCHO
Property Classification	401 RESIDENTIAL

Taxpayer Identification — Year 2016

Taxpayer Name 1:	WHITMORE LAKE PROPERTIES LLC (2016)
Taxpayer Name 2:	
Taxpayer Mailing Address:	2010 HOGBACK RD #2
Taxpayer City, State, Zip Code:	ANN ARBOR, MI, 48105

Assessment

Year	State Equalized Value	Taxable Value	Principal Residence Exemption %
2015	\$131,600.00	\$76,179.00	0
2014	\$121,100.00	\$74,980.00	0

Sales

Sale Date:	09/11/2012	Sale Price:	\$0.00
Liber-Page:	4928 606	Last Update:	

Washtenaw County Legal Description

This data is received from local cities, villages, and townships. For additional information or verification, please contact your local city, village or township assessor, the Washtenaw County Clerk/Register of Deeds at (734)222-6710 or the Washtenaw County Department of Equalization at (734)222-6662.

Parcel Identification

Parcel Number: B -02-06-105-018

Property Address
Street Number,
Name & Direction

9681 MAIN ST

City, Village, or
Township:

TOWNSHIP OF NORTHFIELD

Legal Description: OLD SID: B02-006-016-00 NO 6-7 COM AT E 1/4 COR OF SEC 6, TH N 628.32 FT IN THE E LINE OF SEC 6 TO POB, TH DEFL 50-15 RIGHT 153.78 FT, TH DEFL 90 DEG TO LEFT 80 FT, TH DEFL 90 DEG LEFT 220 FT, TH DEFL 90 DEG LEFT 80 FT, TH DEFL 90 DEG LEFT 66.22 FT TO POB PART NE 1/4 SEC 6 T1S R6E

Washtenaw County Sales History

This data is received from local cities, villages, and townships. For additional information or verification, please contact your local city, village or township assessor, the Washtenaw County Clerk/Register of Deeds at (734)222-6710 or the Washtenaw County Department of Equalization at (734)222-6662.

Parcel Identification

Parcel Number: B -02-06-105-018

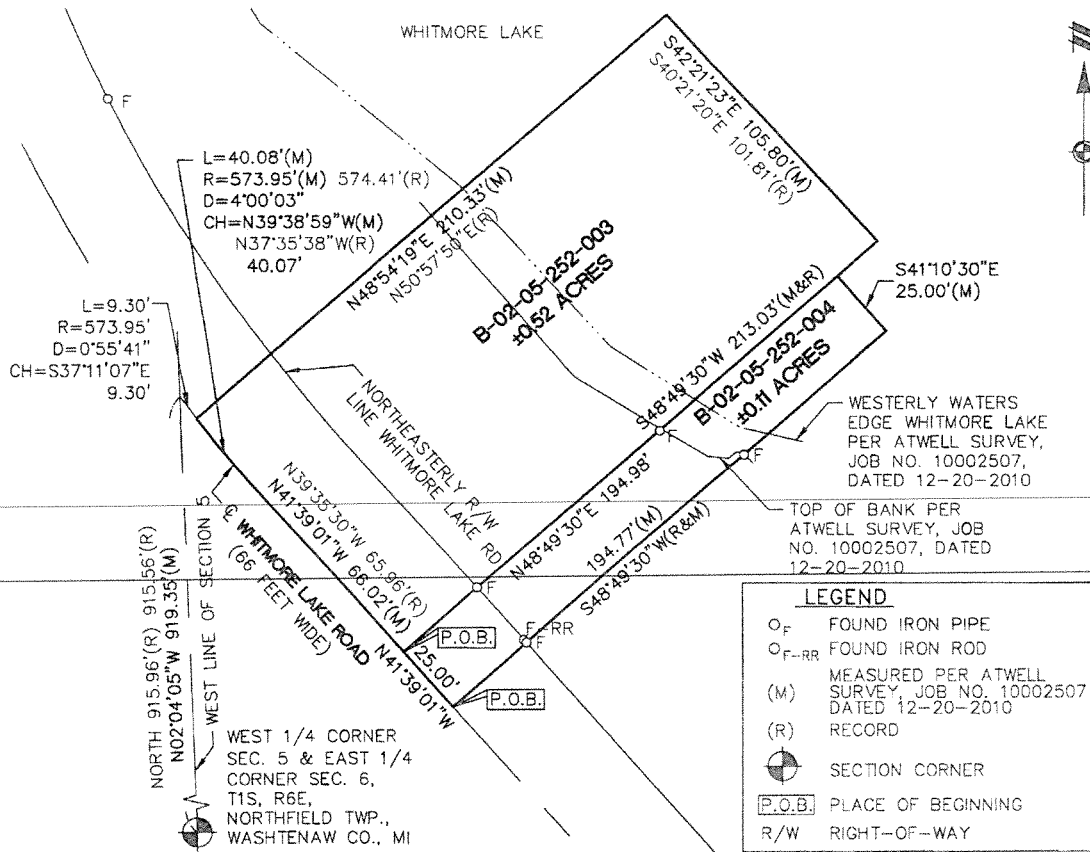
Property Address Street
Number, Name & Direction

9681 MAIN ST

City, Village, or Township: TOWNSHIP OF NORTHFIELD

Liber-Page:	Sale Date	Instrument	Sale Price
4928 606	09/11/2012	QUIT CLAIM DEED	\$0.00

null	09/11/2012	OTHER	\$1.00
L2050 P287	05/22/1986	WARRANTY DEED	\$1.00



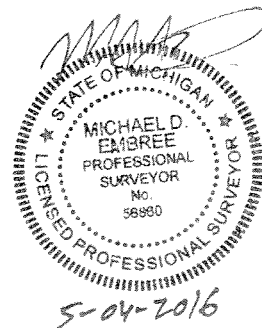
DESCRIPTION OF PARCEL B-02-05-252-004 (PER WARRANTY DEED LIBER 4928, PAGE 606, WASHTENAW COUNTY RECORDS)
The South 25 feet of the following described parcel: Commencing at the West 1/4 corner of Section 5, T1S, R6E, Northfield Township, Washtenaw County, Michigan and running thence North along the West line of said section 915.56 feet to the centerline of Old U.S. 23; thence South 39°35'30" East 137.45 feet to a POINT OF BEGINNING; thence North 39°35'30" West 90.97 feet in the centerline of Old U.S. 23 to a point of curvature; thence 141.31 feet along the arc of a 10' curve concave Northeasterly through a central angle of 14°07'53"; thence North 49°41'10" East to a point 100 feet under Whitmore Lake from the Southwesterly water's edge thereof; thence Southeasterly parallel with the Southwesterly lake shore to a point under the land (and 100 feet from the Southwest by water's edge) which lies North 48°49'30" East from the POINT OF BEGINNING of this description; thence South 48°49'30" West to the POINT OF BEGINNING.
Parcel Tax ID No.: B-02-05-252-004

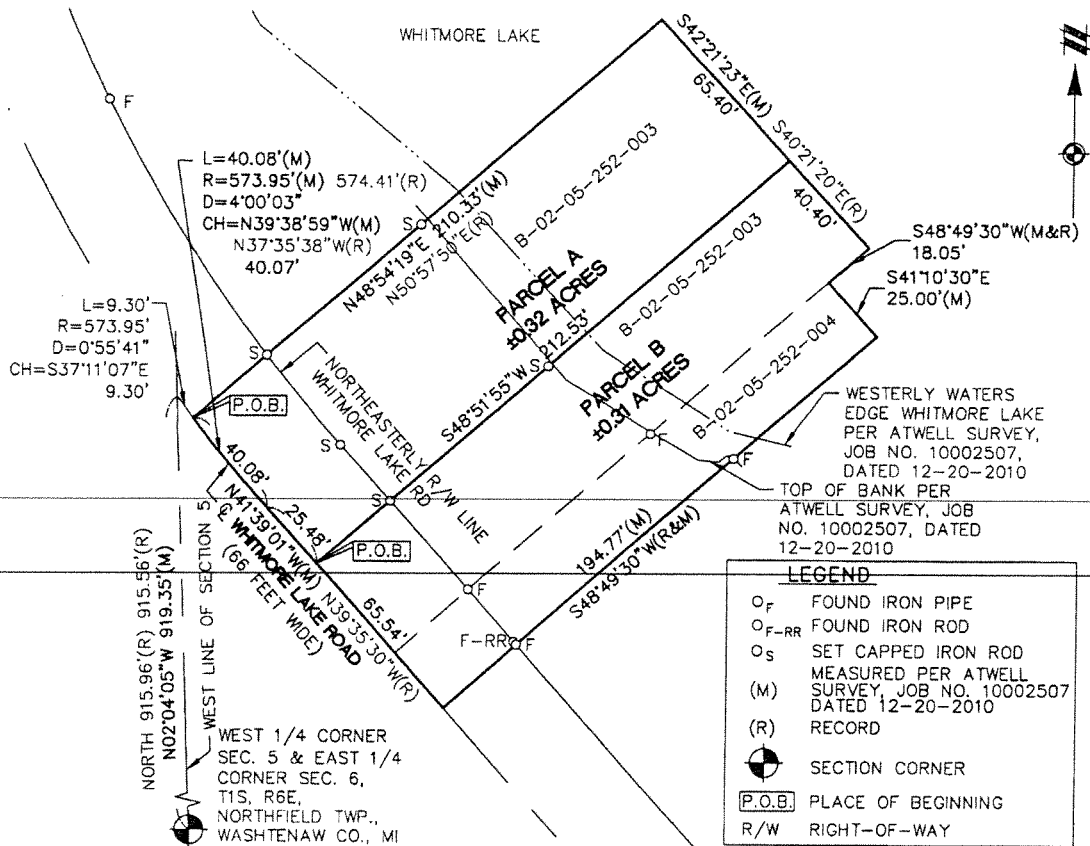
DESCRIPTION OF PARCEL B-02-05-252-003 (PER WARRANTY DEED LIBER 4929, PAGE 41, WASHTENAW COUNTY RECORDS)
Commencing at the West 1/4 corner of Section 5; thence North 915.96 feet on the West line of Section 5; thence South 39°35'30" East 112.44 feet for a PLACE OF BEGINNING; thence North 39°35'30" West 65.96 feet; thence 40.07 feet in arc of curve right, radius 574.41 feet, chord North 37°35'38" West 40.07 feet; thence North 50°57'50" East 210.33 feet; thence South 40°21'20" East 101.81 feet; thence South 48°49'30" West 213.03 feet; to the PLACE OF BEGINNING, being part of the Northeast 1/4 of Section 6 and part of the Northwest 1/4 Section 5, T1S, R6E.
Parcel Tax ID No.: B-02-05-252-003

BEARING BASE: WEST LINE OF SECTION 5, BEING N02°04'05"W, PER ATWELL SURVEY, JOB NO. 10002507, DATED 12-20-2010

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MICHIGAN.


CLIENT WHITMORE LAKE PROPERTIES, LLC	JOB: 16000570	CAD: 16000570SU-01
SKETCH AND DESCRIPTION OF A PARCEL LINE ADJUSTMENT LOCATED IN	DR. CK	CH. ME
SECTION 5 TOWN 1 SOUTH, RANGE 6 EAST NORTHFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN	BOOK XX	PG. XX
SCALE: 1 INCH = 50 FEET	SHEET 01 OF 02	DATE: 04-06-2016
	FILE CODE: SU-01	
	 ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48075 248.447.2000	





DESCRIPTION OF A 0.32 ACRE PARCEL (PARCEL A) OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 5, T1S, R6E, NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN (AS SURVEYED BY ATWELL)
Commencing at the West 1/4 corner of Section 5, T1S, R6E, Northfield Township, Washtenaw County, Michigan; thence N02°04'05\"/>

DESCRIPTION OF A 0.31 ACRE PARCEL (PARCEL B) OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 5, T1S, R6E, NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN (AS SURVEYED BY ATWELL)
Commencing at the West 1/4 corner of Section 5, T1S, R6E, Northfield Township, Washtenaw County, Michigan; thence N02°04'05\"/>

CLIENT WHITMORE LAKE PROPERTIES, LLC SKETCH AND DESCRIPTION OF A PARCEL LINE ADJUSTMENT LOCATED IN SECTION 5 TOWN 1 SOUTH, RANGE 6 EAST NORTHFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN SCALE: 1 INCH = 50 FEET	JOB: 16000570 DR: CK BOOK: XX SHEET: 02 OF 02 FILE CODE: SU-01	CAD: 16000570SU-01 CH: ME PG: XX DATE: 04-06-2016
	 ATWELL 966.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48078 248.447.2000	
	STATE OF MICHIGAN MICHAEL D. EMBREE PROFESSIONAL SURVEYOR No. 58660 LICENSED PROFESSIONAL SURVEYOR	
	5-04-2016	
	16000570SU-01	

WARRANTY DEED

AMERICAN TITLE COMPANY OF WASHTENAW

The Grantor(s) Whitmore Lake Properties, LLC, a Michigan limited liability company, whose address is 2010 Hogback Rd., Ste. 2, Ann Arbor, MI 48105,

Convey(s) and Warrant(s) to Richard Allan Bonello and Karen Susan Bonello, married to each other, as tenants by the entireties, whose address is 7050 Pontiac Trail, South Lyon, MI 48178,

the following property located in the Township of Northfield, Washtenaw County, Michigan:

SEE LEGAL DESCRIPTION ATTACHED HERETO

(Address: 9681 Main St.)

Parcel ID(s): B 02-06-105-018

B -02-05-252-004

Part of B -02-05-252-003

for the sum of Two Hundred Forty Two Thousand and 00/100 (\$242,000.00) Dollars,
subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable. Subject to reservation of oil, gas, and mineral rights of record, if any. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The grantor grants to the grantee the right to make NONE division(s) under Section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

Dated: May 13, 2016

Whitmore Lake Properties, LLC, a Michigan limited liability company

BY: Carol A. Van Curler
Carol A. Van Curler
Manager

Acknowledged before me in Washtenaw County, Michigan, on MAY 13, 2016, by Carol A. Van Curler Manager for Whitmore Lake Properties, LLC, a Michigan limited liability company.

Gregg T. Ottaviani
Notary Public, Washtenaw County, Mi
My Commission Expires: Oct. 4, 2018
Acting in Washtenaw County

[Signature]
, Notary Public
County, Michigan
My Commission Expires: _____
Acting in _____ County

Drafted by:

Michelle J. Taylor (P64926)
825 Victors Way, Suite 100
Ann Arbor, MI 48108

Recording fee: \$20.00

County transfer tax: \$266.20

State transfer tax: \$1,815.00

Total transfer tax: \$2,081.20

When recorded return to and send tax bills to:
Richard Allan Bonello and Karen Susan Bonello
9681 Main St.
Whitmore Lake, MI 48189

File # 108963/C. Davis

File #: 108963

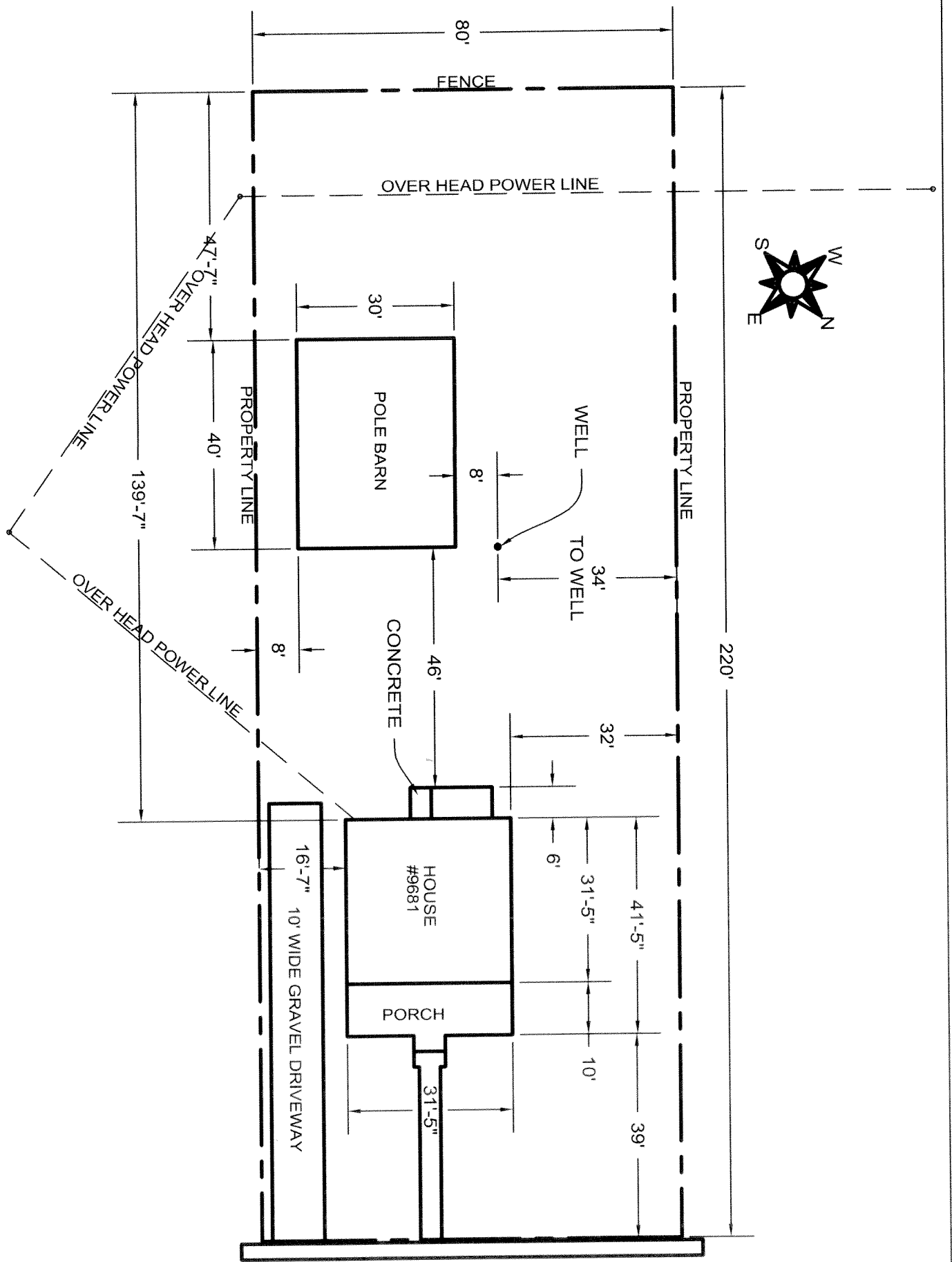
LEGAL DESCRIPTION

Land in the Township of Northfield, County of Washtenaw, Michigan, described as:

Commencing at the East 1/4 post of Section 6, Northfield Township; thence running North 628.32 feet in the East line of Section 6 for a PLACE OF BEGINNING; thence deflecting 50°15' to the right 153.78 feet; thence deflecting 90° to the left 80 feet; thence deflecting 90° to the left 220 feet; thence deflecting 90° to the left 80 feet; thence deflecting 90° to the left 66.22 feet to the PLACE OF BEGINNING; being a part of the Northwest fractional 1/4 of Section 5 and a part of the Northeast fractional 1/4 of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan.

Also:

Commencing at the West 1/4 corner of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence North 02°04'05" West 919.35 feet (recorded as North 915.96 feet and 915.56 feet) along the West line of said Section 5; thence 49.38 feet along the arc of a 573.95 foot radius curve to the left, chord bearing South 39°11'09" East 49.36 feet along the centerline of Whitmore Lake Road (66 feet wide); thence South 41°39'01" East 25.48 feet along the centerline of said Whitmore Lake Road for a PLACE OF BEGINNING; thence North 48°51'55" East 212.53 feet; thence South 42°21'23" East (recorded as South 40°21'20" East) 40.40 feet; thence South 48°49'30" West 18.05 feet; thence South 41°10'30" East 25.00 feet; thence South 48°49'30" West 194.77 feet; thence North 41°39'01" West (recorded as North 39°35'30" West 65.54 feet along the centerline of said Whitmore Lake Road to the PLACE OF BEGINNING, being a part of the Northwest 1/4 of said Section 5.



June 16, 2016

Zoning Board of Appeals
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

Subject: Richard Bonello/9681 N. Main Street; Zoning Board Review #1 (Application and materials dated 6/7/16).

Dear ZBA Members:

We have reviewed the above referenced ZBA application submitted by Richard Bonello to construct a 1,200 square foot pole barn as an accessory to an existing single family dwelling. The site is located on the southwest side of N. Main Street and is zoned WLD-D (Whitmore Lake District- Downton).

REQUEST

The site has a detached single family dwelling. Single family dwelling and accessory structures are permitted in the WLD-D District only on the upper floors. The existing detached single family dwelling is a non-conforming use and structure. Per Section 36-902. Non-conforming uses, sub-section (6) states that,

"In commercial and industrial districts and provided no increase in the number of families residing therein results, a nonconforming residential use may expand to occupy the floor area necessary for living purposes and any customary accessory uses or structures may be established therewith as long as such expansion meets the yard and setback requirements of the zoning district in which it is located subject to zoning board of appeals' approval."

Per the applicant, the proposed pole barn is intended for vehicle parking and storage, making it accessory to the principal dwelling unit. Therefore the applicant is requesting approval for the proposed pole barn/garage.

COMMENTS

Per Section 36-905 (a)(4), the Board of Appeals has three (3) applicable standards when making a determination on allowing for a deviation from the non-conformity provisions.

1. **That the retention of the nonconforming building or structure is reasonably necessary for the proposed improvement or that requiring the removal of such building or structure would cause unnecessary hardship.** This standard has been met. The non-conformity of the residential use results only because of its location on the lower story instead of upper story in the WLD-D district as required by the Ordinance. Removal of the existing dwelling is not a reasonable requirement. Further not allowing for an accessory structure for the parking of vehicles or other storage needs of the occupant of the dwelling, can be construed as causing unnecessary hardship. The WLD-D has no minimum lot size requirements; however the subject site with an area of 17,600 square feet far exceeds the minimum lot size requirement for properties in the SR-1 and SR-2 single family dwelling districts.

2. **That the proposed improvement is reasonably necessary for the continuation of activities on the property.** This standard has been met. It is not unreasonable to state that a garage/storage area is a necessity for residential dwelling to meet their vehicle storage needs. Having a garage/storage area will allow the applicant the ability to park their vehicles and store any equipment and other items inside a structure and out of the elements.
3. **That the enlarged or otherwise improved non-conforming building or structure will not adversely affect public health, safety or welfare.** This standard has been met. The proposed pole barn/garage is to be located in the rear yard of the property and partially concealed from view of N. Main Street by the existing dwelling. There are no other existing structures in immediate proximity to the proposed pole barn. We don't anticipate any adverse impacts to public health, safety and welfare from the proposed structure.

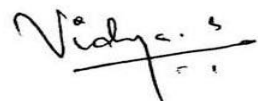
RECOMMENDATION

Based on the findings below, and subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals approve the proposed construction of a pole barn/garage for the property located at 9681 N. Main Street:

1. The existing dwelling is a legal non-conforming structure.
2. Not allowing for a garage/storage area could be construed as causing unnecessary hardship.
3. The proposed pole barn/garage is clearly an accessory use to the principal dwelling.
4. The proposed structure is not likely to have any adverse impact on public health, safety or welfare.

Respectfully submitted,

McKENNA ASSOCIATES



Vidya Krishnan
Senior Planner

cc:	Township Manager:	Howard Fink, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
	Assessing/Building Asst.	Mary Bird, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
	Applicant/owner:	Richard Bonello, 9681 N. Main, Whitmore Lake, MI 48189

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

Minutes of Regular Meeting May 16, 2016

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Marlene Chockley	Present
Doug Del Favero	Present
Greg Kolecki	Present
Jacqueline Otto	Present
Amy Steffens	Present
Gary Wellings, Alternate	Absent
(presence not required)	

Also present:
Recording Secretary Lisa Lemble
Township Manager Howard Fink
Assessing & Building Assistant Mary Bird
Planning Consultant Vidya Krishnan,
McKenna Associates

4. ADOPT AGENDA

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

5. CORRESPONDENCE

Steffens noted the only correspondence concerned the case on this agenda.

6. PUBLIC HEARINGS

- 6A. Case #JZBA160004; Casey and Vicki Veigelahn**
Location: 561 E. Northfield Church Road;
Request for a 16.5 foot front yard setback
variance from Article VI, Section 36-15(4).
Parcel 02-28-300-004; zoned AR—Agriculture.

- **Motion:** Otto moved, Del Favero supported, that the public hearing be opened.
Motion carried 5—0 on a voice vote.

Joseph Schuck, builder, appeared for the applicants and said their objective is keep this 1930s home intact while they renovate and enlarge it with a great room and attached garage. He noted the garage is set back ten feet behind the front line of the existing house. In response to the McKenna Associates report he noted:

- A well head is located 12 feet north of the proposed location of the garage, so the garage cannot be moved further back.

- A drainage swale is also in that area.
- A septic field on east side of the proposed building site prevents construction in that area.
- It is safer to be able to enter the home directly from the garage.
- There are other structures along Northfield Church that are located right along the road. (Casey Veigelahn showed photos of these).
- The house predates Township zoning.
- The house is elevated about five feet above the surrounding area to avoid drainage issues.
- The house will be in harmony with the neighborhood, and all of the neighbors have signed statements indicating they do not object to the proposal.
- Granting this variance will not set a precedent because each case is considered individually.
- Given that most of this property is farmland, and because of the drainage and other limitations noted, there is very little buildable area.

He noted his clients purchased this home with the intention of retaining it, rather than razing it, and they have been cleaning up and improving the property.

Del Favero said he agrees with the need for safety. He also questioned what the actual road right-of-way width is—33', 66', or some other measurement from the center of the road. He said it seems like the house is set back far enough from the road.

Planning Consultant Vidya Krishnan said the facts presented by Schuck make a difference in her review. She read her report of April 29th, revising her recommendation to note that it would not be reasonable to expect the garage to be shifted further north given the location of the well. She added that the fact that the house is built on a higher point than the rest of the property and the location of the septic field and drainage swale are not of the applicant's making, and granting of the variance will not result in a special privilege being given to the applicant.

Based on the information provided by the applicant's representative at this meeting, and noting that it appears that the ZBA agrees with the safety issue, she recommended approval of the request.

Chockley said she does not know whether this is a "well first" area, but much of the Township is, so the ZBA would not want to require someone to move an active well. Regarding the attached garage, she said she agrees with the safety issue and noted this also supports aging in place. She said there are many older homes along this road and she is happy someone wants to improve this home rather than seeing it

**Northfield Township Zoning Board of Appeals
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
May 16, 2016**

remain vacant and deteriorate. She said that is a positive thing for the neighborhood.

In answer to a question from Steffens, Fink said this area is designated as agricultural in the Master Plan.

Otto said it is a positive thing when anyone who comes to the ZBA wants to improve their property.

Steffens noted that neighbors Norma Kirchoff at 590 E. Northfield Church Road and Joseph Carlson, 444 E. Northfield Church Road, had signed letters indicating they are not opposed to the proposal.

- **Motion:** Del Favero moved, Chockley supported, that the public hearing be closed.
Motion carried 5—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

- 8A. Case #JZBA160004; Casey and Vicki Veigelahn**
Location: 561 E. Northfield Church Road;
Request for a 16.5 foot front yard setback
variance from Article VI, Section 36-15(4).
Parcel 02-28-300-004; zoned AR—Agriculture.

Motion: Otto moved, Del Favero supported, that the request in #JZBA160004 by Casey and Vicki Veigelahn at 561 E. Northfield Church Road for a 16.5 foot front yard setback variance from Article VI, Section 36-15(4), Regulations and Standards, which requires a 50 foot setback from the road right-of-way, Parcel 02-28-300-004; zoned AR—Agriculture, be approved, based on a finding of compliance with the Standards for Determination and based on the findings of fact presented by the planning consultant.

In answer to a question from Steffens, Krishnan confirmed that the new construction will have a 33.5 foot setback.

Motion carried 5—0 on a roll call vote.

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 _____, 2016.

9. MINUTES

- **Motion:** Chockley moved, Otto supported, that the minutes of the March 21, 2016, regular meeting be approved as presented.

Motion carried 5—0 on a voice vote.

10. CALL TO THE PUBLIC

None present.

11. ZBA MEMBER COMMENTS

Otto thanked Krishnan for her review and comments.

Chockley asked whether there was a reason for establishing a 50 feet setback in the AR district compared to 30 feet in other districts. She said shorter setbacks result in less paving, which has the benefit of reducing groundwater runoff. Krishnan said she would have to research that.

Del Favero thanked Steffens for agreeing to take on the chairmanship of the meeting and others for their parts in running ZBA meetings.

12. ANNOUNCEMENT OF NEXT MEETING

June 20, 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:** Chockley moved, Kolecki supported, that the meeting be adjourned.

Motion carried 5—0 on a voice vote.

The meeting was adjourned at 7:48 P.M.

Amy Wellings, Chair

Greg Kolecki, Secretary