

**NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
Minutes of Regular Meeting
July 20, 2015**

1. CALL TO ORDER

The meeting was called to order by Chair Kenneth Dignan at 7:03 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

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

Roll call	
Kenneth Dignan	Present
Doug Del Favero	Absent with notice
Greg Kolecki	Present
Jacqueline Otto	Present
Amy Steffens	Present
Gary Wellings, Alternate (presence not required)	Absent

Also present:

Township Manager Howard Fink
Mary Bird, Assessing & Building Assistant
Kurt Weiland, Zoning Administrator
Members of the public

4. ADOPT AGENDA

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

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

- 6A. Case #JZBA150006; Michael and Lisa O'Connell, Location: 6795 N. Dixboro Road; Request for variance from Article 36-719—Private Roads and Driveway Regulations, Section 36-719(d)(3) to allow a driveway of 2,325 feet in length (1,000 feet in excess of the ordinance allowance); Parcel 02-24-400-001; Zoned AR-Agricultural**

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

Michael O'Connor introduced himself and his wife, and said they want to build a house on this 100 acre parcel of which 80 is farmed by Dwight Wilkins. He said their

intent is to continue to rent 60-80 acres to Wilkins and to retain the barn and silos. He explained that the only percable site they found for a septic system is in the northwest corner, and they plan on designing the drive to meander a bit, so they need a variance to have a driveway long enough to reach the building site.

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

- ▶ **Motion:** Dignan moved, Steffens supported, that the public hearing be closed.
Motion carried 4—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

- 8A. Case #JZBA150006; Michael & Lisa O'Connell, Location: 6795 N. Dixboro Road; Request for variance from Article 36-719—Private Roads and Driveway Regulations, Section 36-719(d)(3) to allow a driveway of 2,325 feet in length (1,000 feet in excess of the ordinance allowance); Parcel 02-24-400-001; Zoned AR-Agricultural**

Weiland said his understanding for the 1000 foot driveway limit in the ordinance is for emergency vehicles to have acceptable access, and since the agencies providing those services do not object to the report he can see no reason to oppose it. He said he does want to make sure that construction of the driveway is sufficient to support emergency vehicles.

Otto noted that Public Safety Director Wagner stated in his report that he spoke with the O'Connells and they plan on providing a water source near the structure. Mr. O'Connell said the house has not been built yet, but they will be providing a 30,000 gallon pond with a dry hydrant. Weiland said he will not issue a building permit for the house until the items required by Wagner in his memo are established.

In answer to a question from Dignan, Weiland said it is his understanding that this request will be reviewed by the Planning Commission, and at that point the standards for the road building should be monitored by the Township's engineer and an agreement for maintenance of the driveway developed.

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Otto questioned whether the ZBA action should address the standards of the road construction or only its length. Weiland said he sees the ZBA's action being more of granting a reduction of road width to 15 feet rather than permitting a driveway longer than 1,000 feet. Otto said any ZBA approval should be subject to provision of the pond and dry hydrant.

Steffens asked who reviews the driveway specifications. Weiland explained that the Township Engineer would review and comment on that as part of the Planning Commission application. Dignan said he is inclined to consider this to be a driveway. O'Connell said their intent for this application was to seek a variance from the maximum 1,000 foot driveway length to build a standard 15 ft. wide driveway 2,325 feet in length, but constructed with 6" crushed limestone with 6" of 22A stone compacted on top. He noted that while the construction will exceed that required for driveways, it may not meet the curvature or grade requirements of a private road. Weiland asked that if the ZBA approves a variance of driveway length that the construction details provided by O'Connell be a condition.

In answer to a question, O'Connell said the Road Commission has issued a driveway permit at a location that has sufficient sight distance along Dixboro Road.

- ▶ **Motion:** Dignan moved, Otto supported, that the request in Case #JZBA150006 by Michael and Lisa O'Connell for a variance of 1,325 feet from Article 36-719(d)(3) for Parcel 02-24-400-001 be granted, based on the finding that the applicant has met the Standards of Determination in defining the unique characteristics of this property and the appropriateness of placement of their home, which then requires a driveway of 2,325, which is 1,325 feet in excess of the 1,000 standard. The driveway

will be created a minimum of 15 feet wide, and meet the engineering specifications for a cross section as defined in the plot plan dated June 30, 2015. The applicant shall meet the requirements as defined in Public Safety Director Bill Wagner's memo dated July 8, 2015, in regards to the water source and dry hydrant which would need to be installed and approved by the Fire Department prior to construction beginning of any structures on the property.

Motion carried 4—0 on a voice vote.

9. MINUTES

June 1, 2015

Action delayed due to minutes not being distributed.

10. CALL TO THE PUBLIC

No comments.

11. ZBA MEMBER COMMENTS

None.

12. ANNOUNCEMENT OF NEXT MEETING

August 17, 2015, 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.

12. ADJOURNMENT

- ▶ **Motion:** Dignan moved, Otto supported, that the meeting be adjourned.

Motion carried 4—0 on a voice vote.

The meeting was adjourned at 7:23 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 September 21, 2015.


Kenneth Dignan, Chair

Tim Anderson, Secretary

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