

**NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
Minutes of Regular Meeting
October 17, 2016**

1. CALL TO ORDER

The meeting was called to order by Vice-chair
Jacqueline Otto 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	Absent with notice
Gary Wellings, Alternate	Present

Also present:

Recording Secretary Lisa Lemble
Township Manager Howard Fink
Mary Bird, Assessing & Building Assistant
Planning Consultant Vidya Krishnan

4. ADOPT AGENDA

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

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

6A. Case #JZBA160008; Loren Wallace
Location: 2225 Seven Mile Road;
Request for a 4.9 foot side yard setback
variance from the required 30 feet per Article VI
AR-Agriculture District, Section 36-158(4)(b) for
a single family dwelling; Parcel 02-10-200-003.

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

Planning Consultant Vidya Krishnan read her report of September 18th, noting that this request was filed after the addition was built. She noted that prior to the construction of the addition the dwelling complied

with all district requirements except the front yard setback. She noted there are no other dwellings nearby that would be affected by the addition, and the fact that the home is set at an angle to the property lines would have made it difficult to place an addition on the property.

She recommended approval, based on the findings that:

1. Compliance with ordinance standards would require a demolition of an addition already built, which could be construed as being unnecessarily burdensome.
2. The existing dwelling is placed at an angle to the side property line, rather than parallel to it, making an addition on the west side challenging.
3. The variance will provide substantial justice to the applicant and is not adverse to the interest of other property owners.
4. The variance requested is the minimum possible.
5. The variance will have no detrimental impact on public health, safety, or welfare.
6. The variance requested is not adverse to the spirit of the ordinance.

Mr. Wallace said while he could not catch his other neighbors ___his closest neighbor put in writing that he is not opposed to the variance.

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

7. OLD BUSINESS

None.

8. NEW BUSINESS

8A. Case #JZBA160008; Loren Wallace
Location: 2225 Seven Mile Road;
Request for a 4.9 foot side yard setback
variance from the required 30 feet per Article VI
AR-Agriculture District, Section 36-158(4)(b) for
a single family dwelling; Parcel 02-10-200-003.

1. **Motion:** Kolecki moved, Chockley supported, that the request in Case #JZBA160008 by Loren Wallace at 2225 Seven Mile Road for a 4.9 foot side yard setback variance from the

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required 30 feet per Article VI AR-Agriculture District, Section 36-158(4)(b) for a single family dwelling, Parcel 02-10-200-003, be approved, based on a finding of compliance with the Standards for Determination.

In answer to a question from Kolecki, Wallace said the original house was built in 1929. Kolecki said there are no other homes near this one that would be affected by the addition. There was a brief discussion about the varying front yard setbacks in different zoning districts.

Motion carried 5—0 on a roll call vote.

In answer to a question from Del Favero, Wallace said he did get a stake survey of the property. Del Favero applauded him for doing that, and said although it is expensive it is a good thing to have. Otto and Krishnan added that this will protect Kolecki and provide him with information he may need in the future.

9. UNFINISHED BUSINESS

None.

10. MINUTES

- ▶ **Motion:** Otto moved, Del Favero supported, that the minutes of the August 15, 2016, regular meeting be approved as presented.
Motion carried 5—0 on a voice vote.

11. CALL TO THE PUBLIC

No comments.

12. ZBA MEMBER COMMENTS

xxxxxxx. Chockley noted this is Del Favero's last meeting and said she has been impressed during the many years he has served on the ZBA for the time and effort he has put into preparing for minutes and serving the community. Otto said she will miss him as a colleague and a friend, and added she appreciates Welling agreeing to step in to fill out Del Favero's term. Wellings said the work of the ZBA has improved for the better during Del Favero's 20 years of service, and said he will do his best to serve in his place.

Del Favero said it has been an honor and privilege and he is very happy that Del Favero will be serving out the rest of his term.

xxxxxxx. Wellings said the reports Krishna prepares for the ZBA are the best he has seen in his many years on the ZBA.

13. ANNOUNCEMENT OF NEXT MEETING

November 21, 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.

14. ADJOURNMENT

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


The meeting was adjourned at 7:26 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 January 23, 2017.



Stephen Safranek, 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/