

**ROSE TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING
March 7, 2017**

The following residents and guests signed in as present:

Dior Rushton Maura Jung Tim Meade Kim Meade
Jeff Allen

Other(s) present: Clerk/Debbie Miller, Susan Weaver (recording secretary), David Plewes

The regular meeting of the Rose Township Zoning Board of Appeals was called to order at 7:30 p.m. at the Rose Township Hall, 9080 Mason Street, Rose Township, Michigan.

Board Members Present: Koop, Gambka, Claus, Sharich
Board Members Not Present: Living-Hawley

APPROVAL OF AGENDA:

A. Approval of Proposed Agenda for March 7, 2017.

Moved by Sharich, seconded by Claus, motion carried to approve the Agenda as submitted.

**Voting Yes: Koop, Gambka, Sharich, Claus
Voting No: None
Not Present: Living-Hawley**

APPROVAL OF MINUTES:

A. Approval of Regular Meeting Minutes of September 6, 2016

Moved by Sharich, seconded by Claus, motion carried to approve the August 4, 2016 meeting minutes as corrected.

**Voting Yes: Koop, Gambka, Sharich, Claus
Voting No: None
Not Present: Living-Hawley**

PUBLIC HEARING:

A. Mr. Tim Meade owner of vacant lot on Cogshall Street (06-03-203-008). Is requesting a variance from the Rose Township Ordinance. The request for total side yard setback variance to locate a manufactured structure within 8 feet of the west side yard setback and 5 feet of the east side yard setback. Rose Township Zoning Ordinance, Table 38-232 Schedule of Regulations, require that the total side yard setback be a minimum of 15 feet.

Open Public Hearing at 7:34 p.m.

Mr. Meade states the structure must be placed sideways due to septic location.

Close Public Hearing at 7:37 p.m.

Claus asked is this for personal use or rental. Applicant response, personal use.

Koop stated two (2) drawings submitted, location, missing 5.5 feet, where is the missing footage. Kim Meade (applicant) responds, unknown. There is a Property line reference of 11'10", what line is this referencing. Mrs. Meade responds the one we are requesting variance from. Aerial view shows a rectangular superimposed area on western side? Plewes states this likely represents original trailer location, unknown. Are there any current health department documents. Mrs. Meade responds, there is a well and septic permit but it is unknown if it requires work. Koop states the well permit is a permit to abandon well. Mrs. Meade states there is also a permit for a new well. *"(Note: Mrs. Mead presented to Mr. Koop a copy of an application to abandon an existing well and a second application for a new well.)"* Mr. Koop states he contacted Environmental Health Department regarding the septic and was informed that a letter was sent informing the applicants, they had not yet made a determination and the matter was placed on hold. *"In response to questions from Mr. Koop, Mr. Mead acknowledged that he purchased the property prior to getting any approvals from the Health Department."* Mrs. Meade states that pertained to the original trailer placement request, this is why they are seeking a variance. *"Mr. Mead acknowledged that they have already purchased a new manufactured home."* ~~Koop states the applicants should re-file, Board should table the matter while applicants await approval.~~

Sharich states the house may have to be placed differently if original septic cannot be used.

The board discussed whether to proceed to making a decision now or wait until the applicants can get approval from health department to use the existing septic system. Koop pointed out if the board made a decision to deny Mr. Meads' variance request tonight and the health department subsequently approved use of the existing septic, the applicants would be prohibited by ordinance for re-applying for this same variance for one year."

Gambka states this matter should be postponed until more feedback is received from health department.

Meeting to re-visit tentatively scheduled for the first Tuesday of April, 2017.

Board consensus to postpone this matter sixty (60) days.

OLD BUSINESS:

None.

NEW BUSINESS:

A. Introduction of New Members

B. Election of Officers

Moved by Gambka, seconded by Koop, motion carried to approve Chester Koop as Chairperson to the Rose Township Zoning Board of Appeals.

Voting Yes: Koop, Claus, Sharich, Gambka

Voting No: None

Not Present: Living-Hawley

Moved by Gambka, seconded by Claus, motion carried to approve Penny Sharich as vice-chairperson to the Rose Township Zoning Board of Appeals.

Voting Yes: Gambka, Koop, Claus, Sharich

Voting No: None
Not Present: Living-Hawley

OTHER BUSINESS:

None.

TABLED:

None.

PENDING:

None.

CORRESPONDENCE/COMMUNICATIONS:

None.

BRIEF PUBLIC COMMENT – General Items NOT on Agenda (limit comments to 3 minutes each item):

None.

ADJOURNMENT:

Meeting adjourned at 8:05 p.m.

Approved/Corrected



Debbie Miller, MMC, CMMC
Rose Township Clerk