

**ROSE TOWNSHIP ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF DECEMBER 6, 2022**

ROSE TOWNSHIP OFFICES
9080 MASON STREET HOLLY, MICHIGAN

Chairperson Koop called meeting to order at 7:00 pm.

Secretary Sharich called the roll:

Present: Koop, Gambka, Sharich also serving as Recording Secretary
Absent: Brooks

Also Present: David Plewes - Zoning Administrator
Gregory & Julie Hungerford 1363 W. Rose Center Rd. – Applicants
Donna Boshell 1390 Rose Center Rd.

APPROVAL OF AGENDA:

Motion to approve the agenda as presented:

Motion by: Sharich
Seconded by: Gambka
Ayes: Gambka, Sharich, Koop
Absent: Brooks
Nays: None
Motion carried

EXCUSE:

Motion to excuse Michael Brooks from attending meeting due to work conflict:

Motion by: Gambka
Seconded by: Koop
All in favor
Motion carried

MEETING MINUTES:

June 7, 2022 – Motion to approve minutes as presented:

Motion by: Koop
Seconded by: Gambka
Ayes: Gambka, Sharich, Koop
Nays: None
Absent: Brooks
Motion carried

PUBLIC COMMENT – NON-AGENDA ITEMS:

None

PUBLIC HEARING:

Application: Gregory & Julie Hungerford 1363 W. Rose Center Rd., Fenton, Mi. Parcel 06-18-400-032

Chairperson Koop called the public meeting to order and questioned Zoning Administrator Dave Plewes if

**ROSE TOWNSHIP ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF DECEMBER 6, 2022**

the public received required notification of the appeal, Plewes stated property owners within 300 ft. of the subject property were mailed notifications. Koop questioned Plewes if he had received any letters or calls indicating any conflict with this request, Plewes stated there were none. Koop read the request of applicants and then explained to applicants that it will take a unanimous decision by the board to have this request approved due to the fact there are only three members in attendance. Applicants stated they would like to move forward with only the limited number of board members present.

Plewes stated he addressed with the applicants all the issues pertaining to this request, the fact this is a 1.2-acre property in a zoning district with 5-acre minimums. The other extenuating circumstance are this property is a corner lot and therefore has 2 front setbacks, one rear yard setback and only one side yard set-back.

Koop called for the applicants to present. Julie Hungerford explained the reasoning behind their request for variance to place accessory building in both the front yard setback and rear yard setback. One issue is they need to maintain access to the handicap ramp on the rear of residence, also there is an easement for the gas pipeline which cuts across the rear and side setback of their property opposite of the proposed accessory building. Further there are mature trees in the easement area and finally they must maintain access to the well which is on west side of residence. Koop questioned if the pipeline easement is 100 ft. Hungerford confirmed it is 100 ft. Koop questioned how tall the proposed building will be, Hungerford stated 12 ft.

Koop opened the hearing to the public; the following person spoke:

Donna Boshell 1390 Rose Center Rd.
She stated she is in favor of granting variance.

Hearing no other comments Koop closed the public comment.

Board discussion:

Sharich questioned Plewes as to when this property was zoned R1R with 5-acre min. Plewes stated he is unsure when this property was zoned in the past, but noted it was possible that at the time the Township, in approving creation of this parcel, would have known it did not meet the requirements of the then existing zoning. So, possibility to avoid "spot zoning" by rezoning this and three adjacent parcels that did not comply, the Township, in order to keep the rural atmosphere, created 4 non-conforming properties.

Koop noted he is not comfortable moving forward with a making a decision at this time because there are some issues that he would like additional time to research relative to maximum lot coverage and building location/configuration options. Given his request for additional time and the desire for full board consideration, Koop asked the board to consider postponing the matter until the January 2023 meeting.

Motion to postpone request until the January 3, 2023 meeting

Motion by: Koop
Seconded by: Sharich
Ayes: Gambka, Sharich, Koop
Nays: None
Absent: Brooks
Motion carried

Hearing postponed to January 3, 2023

UNFINISHED BUSINESS:

**ROSE TOWNSHIP ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF DECEMBER 6, 2022**

None

NEW BUSINESS:

None

CORRESPONDENCE/COMMUNICATIONS:

None

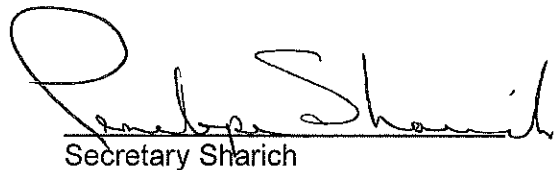
PUBLIC COMMENT – Non Agenda Items:

None

ADJOURN: 8:10 pm



Chairperson Koop



Secretary Sharich

Minutes Posted 12/20/22