

**ROSE TOWNSHIP ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF FEBRUARY 2, 2021**

ROSE TOWNSHIP - TOWNSHIP OFFICES
9080 MASON STREET HOLLY, MICHIGAN

PLACE: Virtual – gotomeeting.com Gotomeeting.com administrator: Supervisor Scheib-Snider

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

Secretary Sharich called the roll:

Present: Gambka, Stouffer, Koop, Brooks, Sharich also serving as Recording Secretary
Absent: None

Also Present: Dianne Scheib-Snider- Supervisor
David Plewes - Zoning Administrator
Pat Walls

APPROVAL OF AGENDA:

Motion to approve the agenda

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

MEETING MINUTES:

January 5, 2021 – Motion to approve minutes as presented

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

PUBLIC COMMENT – NON-AGENDA ITEMS:

None

PUBLIC HEARING:

None

UNFINISHED BUSINESS:

8260 Chiefs Dr. Parcel 06-30-302-007

Chairman Koop explained there were some issues with the McKeown application for variance to construct an accessory building at 8260 Chiefs Dr. which was brought before the Zoning Board of Appeals last month. Koop asked David Plewes - Zoning Administrator to explain some of the issues. Plewes cited several examples which indicate a disconnect between variances requested and what was needed. The square footage of the land area was in dispute, as well as what constitutes coverage on the land, Plewes acknowledges there were errors made. One issue was incorrect standards were applied, the Zoning Ordinance states, that in residential zoning districts impervious surfaces are not included in the overall land coverage standard, impervious surfaces only apply in commercial districts. Plewes also noted the ZBA was in error by granting a greater front yard set-back variance than what was requested by the applicant and specified in the public hearing notice.

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Further Plewes added the ZBA must include finding of facts in their motions to approve or deny variance requests. To resolve these errors in a fair and equitable manner, Plewes will administratively allow the former applicant to submit a new corrected application. Further the township will only accept a total lot square footage certified and signed by a surveyor based on the lot's legal description, with the requested front and rear yard setbacks noted on the site plan. If applicant does not submit a lot square footage based on the above, Mr. Plewes will recommend use of square footage provided by the assessing office.

Stouffer questioned where it is stated that you cannot give a greater variance than requested, Plewes noted that the public receives notice of what the applicant is requesting and they in turn base their opinion on that information. If the ZBA grants a variance greater than what is published, the public may have objections to that amount due to a potentially greater impact whereas they may not have had objections with the published sized of the variance

Koop noted applicant should only submit variances for front, rear and land coverage. Plewes stated there will only be a request for front, rear and possibly land coverage. In response to questions about the previous decisions, Koop stated there may be two ways to address this issue; either reconsider or rescind the motions. Plewes stated he will consult with appropriate authorities as to the best approach. Stouffer stated he feels the ZBA must rescind the motions that have already been approved before moving forward. Plewes will investigate this matter also.

Koop asked if there was a consensus among the board members to rehear this matter. All agreed it is the prudent thing to do.

Motion to approve ZBA rehearing of application no later than April 6, 2021

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

NEW BUSINESS:

None

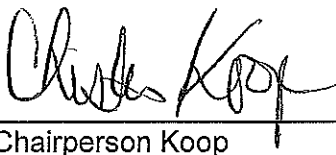
CORRESPONDENCE/COMMUNICATIONS:

None

PUBLIC COMMENT – Non Agenda Items:

None

ADJOURN: 7:38 pm


Chris Koop
Chairperson Koop


Pamela Sharich
Secretary Sharich

Minutes Posted 02/10/21