

Chairman Porretta called the regular meeting of the Metamora Township Zoning Board of Appeals to order at 7:11 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

Present: Chairman Frank Porretta, Members Dean Bedford and Phil Bellinger

Absent: None

Also Present: Ralph Romanowski, Matt Yorks, Sarora Yorks

Approval of Agenda

Motion by Member Bellinger, supported by Member Bedford, to approve the agenda as submitted. Motion carried, all voting aye.

Approval of Minutes

Chairman Porretta noted that the next item is to approve the minutes of April 17, 2014. **Motion by Member Bedford, supported by Member Bellinger, to approve the minutes of the April 17, 2014 Public Hearing on the Ad-Rite application and the minutes of the Zoning Board of Appeals regular meeting of April 17, 2014, as presented. Motion carried, all voting aye.**

Public Comments: Non-Agenda Items

None.

Unfinished Business

- A. Decision on Public Hearing—Matthew Rodger Yorks, 3865 Lindsey Drive, Metamora, MI 48455, Parcel #44-015-008-074-00. The applicant has requested a variance from the Metamora Township Zoning Ordinance, Section 1500 Accessory Buildings - Total allowable area - Section G.2. (1,800 sq. ft. for parcel size 1.01 - 3.5 acres). The variance request is for an additional 720 square feet for a total of 2,520 sq. ft.**

Chairman Porretta noted the next item is the decision on the Matthew Yorks request for a variance and asked for any Board discussion. Board discussed standards for approval. Chairman Porretta stated it would be in the best interests of the applicant and the neighbors to have the vehicles in an enclosed structure and that based upon a review of the drawing, testimony of the applicant and no objections to the variance request, that he is in favor of granting the variance request. Chairman Porretta further stated this is a particular situation where the concept of minimizing the dimensions of an out building to be less than that of the house does not make sense and that special conditions and circumstances do exist. Members Bedford and Bellinger concurred.

APPROVAL OF VARIANCE
3865 Lindsley Drive
Tax Parcel No. 44-015-008-074-00

Motion by Member Bellinger, supported by Member Bedford, that the Metamora Township Zoning Board of Appeals hereby grants a variance from Section 1500 of the Zoning Ordinance as to accessory buildings to allow an additional 720 square feet for the construction of an addition to an accessory building on property owned by Matthew and Sarora Yorks at 3865 Lindsley Drive, for a total of 2,520 square feet. The grounds for this decision are stated on the attached Final Decision of the Metamora Township Zoning Board of Appeals. Roll call vote: Porretta, aye; Bedford, aye, Bellinger, aye. All ayes, no nays, no absent. Motion carried.

This decision was certified pursuant to the attached Final Decision of the Metamora Township Zoning Board of Appeals dated May 15, 2014.

New Business

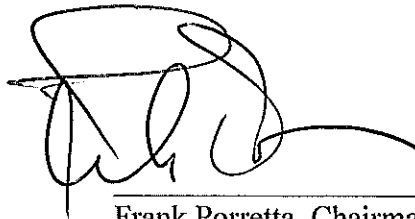
None.

Matters for Discussion from the Commission Members

Board discussion regarding Zoning Ordinance as to total allowable area for accessory buildings on particular lot sizes.

Motion by Member Bellinger, supported by Member Bedford, to adjourn at 7:17 p.m.
Motion carried, all voting aye.

Respectfully submitted,
Darlene Wise, Recording Secretary



Frank Porretta, Chairman

cc: All Board Members
Persons requesting same

Township of MetamoraJennie Dagher

Clerk

Form M-1-PJ

The Regis Press, Inc., Flint, Michigan

Chairman Porretta called the Metamora Township Zoning Board of Appeals public hearing to order at 7:03 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

Present: Chairman Frank Porretta, Members Dean Bedford and Phil Bellinger

Absent: None

Also Present: Ralph Romanowski, Matt Yorks, Sarora Yorks

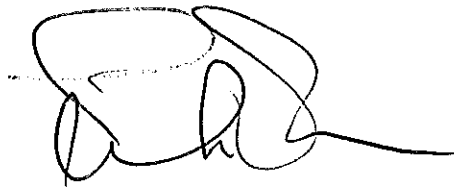
The Pledge of Allegiance was recited. Chairman Porretta indicated that this is a public hearing on the application of Matthew Yorks for a variance from the Zoning Ordinance under Section 1500.G.2 regarding accessory buildings (1800 square feet total allowable area for parcel size 1.01 to 3.5 acres). The property in question is located at 3865 Lindsley Drive and is zoned residential.

In response to the Notice of Public Hearing there was one piece of correspondence received by the Township on 5/12/14 from James & Judy Simpson of 6889 Serena Drive, Unionville, Michigan. The letter was reviewed by the Board and it was determined that the information sought was outside the jurisdiction of this Board and not relevant to this application. Chairman Porretta asked if anyone in the audience had any comment on this issue and there was none.

The applicant was present and stated that he proposes to construct an addition to his existing barn. The barn area is currently 520 square feet and the proposed addition is 2,000 square feet for a total square footage of 2,520. The allowable area is 1,800 square feet and he is asking for a variance of 720 square feet. His lot size is approximately 2 1/4 acres. Mr. & Mrs. Yorks stated they intend to store their RV, boat, trailers, dirt bike and other items in the barn. The applicant stated that he spoke with his neighbors to the north and to the south and they have no objection to this variance.

There being no further comments, **Motion by Member Bedford, supported by Member Bellinger, to close the public hearing at 7:11 p.m. Motion carried, all voting aye.**

Respectfully submitted,
Darlene Wise, Recording Secretary



cc: All Board Members
Persons requesting same

Frank Porretta, Chairman

MINUTES OF _____

HELD _____ 20____

Township of _____

Clerk _____

Form M-1-PT

The Regis Press, Inc., Flint, Michigan

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Metamora Township

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Metamora Township, Lapeer County

Final Decision of the Metamora Township Zoning Board of Appeals

For an appeal by right of this decision to be timely, it must be made to the circuit court for the county in which the property is located within 30 days of the date of this order. (MCL 125.3606).

Appeal Name: _____ Hearing Date: 5-15-14

Applicant: Matthew Yorks

Address: 3865 Lindsley Dr.

Phone Number: _____ Fax Numbers: _____

Type of Request to ZBA (variance, interpretation of zoning map, administrative appeal, other etc.)

ZBA Findings of Fact:

The property involved is 2 1/4 acres, the size of the proposed barn is not excessive for that size lot, there is plenty of room to avoid congestion on the lot and in the general area. The applicant and the neighbors will all benefit

ZBA Decision: because the barn will keep vehicles out of view. And there are no objections

Granted.

Reasons for Decision:

Special conditions exist, peculiar to the land of Mr Yorks, not applicable to the general area, justifying the variance

Votes of ZBA Members:

Frank Porretta	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Dean Bedford	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Phil Bellinger	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Signatures of Members

[Handwritten signatures]

I, Darlene Wise, Recording Secretary of the Metamora Township Zoning Board of Appeals, certify that on this date I witnessed the signatures set forth above and attest to the accuracy of this final decision report.

Darlene E. Wise
Darlene Wise, Recording Secretary Zoning Board of Appeals

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