

Township of

MetamoraJennie Dagher

Clerk

Form M-1-PT

The Regis Press, Inc., Flint, Michigan

Acting Chairman Bedford called the Metamora Township Zoning Board of Appeals public hearing to order at 7:00 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

Members Present: Dean Bedford and Phil Bellinger

Members Absent: Frank Porretta

Also Present: Attorney Bryan Monaghan, Haley Barrett, Olive Bedford, Delia Gipson, Ron Gipson, Anna Chamberlain, Ann Marie Sparks, Julia Barlia, Eli Barlia, Maureen Thomas, Janine Klayman, Charles Dean, Heidi Mehl, Kim Mehl, Mark Barrett

The Pledge of Allegiance was recited. Mr. Bedford indicated that this is a public hearing on the application of Eli and Julie Barlia for a variance from the Zoning Ordinance under Section 1300, Schedule of Regulations, to allow a split under the minimum lot area of 10 acres. The property in question is located at 2634 Rock Valley Road and is in the A-2 zoning district.

The applicant, Eli Barlia, addressed the Board indicating he has a 19.4 acre parcel he wishes to split into one 10 acre parcel and one 9.4 acre parcel. The remaining .6 acres in the northwest corner of this piece contains the Rock Valley Cemetery. Mr. & Mrs. Barlia indicate they want to build a home on this newly created parcel and that a small home already exists on the property creating the need for a split.

Mr. Bedford asked if anyone in the audience had any comment on this issue. Attorney Bryan Monaghan addressed the Board indicating he represents Mark & Kimberly Barrett who own a 20 acre parcel immediately south of the subject property. Mr. Monaghan reviewed in detail his May 18, 2015 letter to the Board opposing this variance request. Janine Klayman of 5474 Barber Road addressed the Board indicating she has no objection to the proposed variance request. Heidi Mehl of 5820 Hempstead addressed the Board indicating she has no objection to the proposed variance request. Delia Gipson of 2602 Rock Valley Road distributed to the Board a letter dated May 21, 2015 signed by herself and Ron Gipson which she read in its entirety objecting to the variance request. Maureen Thomas of 5610 Metamora Road addressed the Board indicating she has no objection to this variance request.

Mr. Bedford then indicated there was written correspondence received in response to the Notice of Public Hearing in this matter. Attorney Monaghan having reviewed his May 18, 2015 letter, Mr. Bedford asked the recording secretary to read the following correspondence: A letter dated May 18, 2015 signed by Pat Hale of 5620 Delano Road objecting to the variance request; a letter dated April 13, 2015 signed by Robert Carden of 5614 Barber Road in favor of the variance request; a letter dated April 15, 2015 signed by George Moser on behalf of the vacant property at the northeast corner of Barber and Rock Valley Roads indicating no objection to the variance request. Janine Klayman who addressed the Board at this hearing also submitted written correspondence dated April 10, 2015 supporting this request. Mr. Bedford then asked for any further comments from the audience. Charlie Dean of 5474 Barber Road addressed the Board indicating he has no objection to the proposed variance request. Attorney Monaghan reiterated the legal requirements to be met to justify a variance. Olive Bedford of 5444 Barber Road addressed the Board indicating she has no objection to the proposed variance request.

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There being no further comments, **Motion by Mr. Bedford, supported by Mr. Bellinger, to close the public hearing at 7:24 p.m. Motion carried, all voting aye.**

Respectfully submitted,
Darlene Wise, Recording Secretary



Dean Bedford, Acting Chairman

cc: All Board Members
Persons requesting same

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Acting Chairman Bedford called the regular meeting of the Metamora Township Zoning Board of Appeals to order at 7:24 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

Members Present: Dean Bedford and Phil Bellinger

Members Absent: Frank Porretta

Also Present: Attorney Bryan Monaghan, Haley Barrett, Olive Bedford, Delia Gipson, Ron Gipson, Anna Chamberlain, Ann Marie Sparks, Julia Barlia, Eli Barlia, Maureen Thomas, Janine Klayman, Charles Dean, Heidi Mehl, Kim Mehl, Mark Barrett

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

Mr. Bedford noted that the next item is to approve the minutes of December 18, 2014. **Motion by Member Bellinger, supported by Member Bedford, to approve the minutes of the December 18, 2014 Public Hearing on the Clark application and the minutes of the Zoning Board of Appeals regular meeting of December 18, 2014, as presented. Motion carried, all voting aye.**

Public Comments: Non-Agenda Items

None.

(At 7:25 p.m. Mark Barrett arrived. Mr. Bedford asked Mr. Barrett if he had any further comment beyond what his attorney, Mr. Monaghan, had relayed and Mr. Barrett indicated that he did not.)

Unfinished Business

- A. Decision on Public Hearing - Eli & Julie Barlia for approval of a variance from the Metamora Township Zoning Ordinance, Article 13. Schedule of Regulations under Section 1300 - A-2 district to allow for a split to be under the minimum lot area of 10 acres.**

Mr. Bedford indicated this is a matter which should be considered by the entire board and proposed to close the meeting until all three members are present to act upon the matter. Mr. Bellinger concurred.

New Business

None.

Matters for Discussion from the Commission Members

None.

**Motion by Member Bellinger, supported by Member Bedford, to adjourn at 7:26 p.m.
Motion carried, all voting aye.**

Respectfully submitted,
Darlene Wise, Recording Secretary



Dean Bedford, Acting Chairman

cc: All Board Members
Persons requesting same

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