

Chairman Porretta called the regular meeting of the Metamora Township Zoning Board of Appeals to order at 7:19 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: Ronald Barnard, Michael Novak and Olive Bedford.

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 21, 2016. **Motion by Member Bellinger, supported by Member Bedford, to approve the minutes of the Zoning Board of Appeals public hearing and regular meeting of April 21, 2016, as presented. Motion carried, all voting aye.**

Public Comments: Non-Agenda Items

None.

Unfinished Business

- A. Decision on Public Hearing--Ronald Barnard, Parcel No. 015-010-027-10, for a variance request from the Metamora Township Zoning Ordinance No. 23, Section 1536 A. for acreage and 1536 E. for easement width. The acreage request is to allow access to a 10.24 acre parcel when the ordinance requires a 20 acre parcel minimum and to reduce the easement width from the required 66 feet to 33 feet. The private drive for this variance request will be on Parcel No. 015-010-014-00 - address of 462 Shalimar Ridge, Metamora, Michigan 48455.**

Chairman Porretta noted the next item is the decision on the request of Ronald Barnard for a variance. There was discussion among Board Members that due to the unique circumstances of the parcel it would be better for the community and the people living in the immediate vicinity to have a shorter easement serving that parcel that would be directly connected to Shalimar Ridge than to come in from Dryden Road and that emergency vehicles could better access any residence that is ultimately built on the parcel. It was noted by the Board that there is no opposition by the neighbors. The Board agreed that a condition of approval would be that whatever steps are necessary with the register of deeds be taken to provide that the back parcel become a member of the Stockwood Hills Property Homeowners Association and pay dues for maintenance of the drive.

APPROVAL OF VARIANCE

Tax Parcel No. 44-015-010-027-10

Tax Parcel No. 44-015-010-014-00 (462 Shalimar Ridge)

Motion by Chairman Porretta, supported by Member Bedford, that the Metamora Township Zoning Board of Appeals hereby grants a variance from Section 1536(A) and Section 1536(E) of the Metamora Township Zoning Ordinance so that the petitioner, Ronald Barnard, be permitted to provide for a 33 feet wide easement across his front parcel as shown on the material submitted to this Board with the condition that the back parcel become a member of the homeowners association and pay dues. 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 October 20, 2016.

New Business

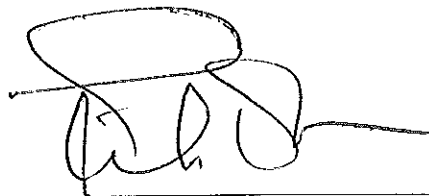
None.

Matters for Discussion from the Commission Members

Nothing at this time.

**Motion by Member Bedford, supported by Member Bellinger, to adjourn at 7:24 p.m.
Motion carried, all voting aye.**

Respectfully submitted,
Darlene Wise, Recording Secretary



Frank Porretta, Chairman

cc: All Board Members
Persons requesting same

MINUTES OF **Board of Appeals -Public Hearing (Barnard)**

HELD October 20, 2016

²⁰Jennie Dagher

Township of

Metamora

Clerk

Form M-1-PT

The Rega's Press, Inc., Flint, Michigan

Chairman Porretta called the Metamora Township Zoning Board of Appeals public hearing to order at 7:02 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: Ronald Barnard, Michael Novak and Olive Bedford.

The Pledge of Allegiance was recited. Chairman Porretta indicated that this is a public hearing on the application of Ronald Barnard for approval of a variance from the Zoning Ordinance under Section 1536(A) and (E) regarding Private Drives. The request under Subsection (A) is to reduce the minimum 20 acre requirement and the request under Subsection (B) is to reduce the easement width from the required 66 feet to 33 feet. The private drive for this variance request would be on parcel #015-010-014-00 commonly known as 462 Shalimar Ridge in Metamora.

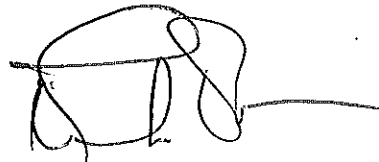
Chairman Porretta acknowledged the applicant, Ronald Barnard, in the audience who confirmed that the easement would run across the 10.02 acre parcel which Mr. Barnard and his wife live on to their 10.24 acre parcel which is directly behind and contiguous to the parcel their house sits on. Mr. Barnard stated that the reason for this request is so his son and family could build a house on the back 10.24 acre parcel. Mr. Barnard approached the Board with photographs and a survey and there was discussion.

Mr. Barnard stated that he had discussed his proposal with the homeowners association involving these properties and there was no objection and that Mr. Barnard's son would be joining the association and paying dues for the upkeep of the drive. Michael Novak of 477 Shalimar Ridge addressed the Board stating he is president of Stockwood Hills Property Homeowners Association and confirmed that no one has spoken in opposition to Mr. Barnard's proposal.

Chairman Porretta asked if anyone else had any further comment on this application and there was none. There were no written comments received by the township in response to the Notice of Public Hearing.

Motion by Member Bellinger, supported by Member Bedford, to close the public hearing at 7:19 p.m. Motion carried, all voting aye.

Respectfully submitted,
Darlene Wise, Recording Secretary



cc: All Board Members
Persons requesting same

Frank Porretta, Chairman

**ZONING BOARD OF APPEALS
METAMORA TOWNSHIP
October 20, 2016, 7:00 PM
METAMORA TOWNSHIP HALL**

Pledge of Allegiance

Roll Call

Hearings:

A: Public Hearing – Ronald Barnard parcel 015-010-027-10 for a variance request from the Metamora Township Zoning Ordinance No. 23, Section 1536 A. for acreage and 1536 E. for easement width. The acreage request is to allow access to a 10.24 acre parcel when the ordinance requires a 20 acre parcel minimum and to reduce the easement width from the required 66 feet to 33 feet. The private drive for this variance request will be on parcel 015-010-014-00 – address of 462 Shalimar Ridge, Metamora, Michigan 48455

Adjourn Public Hearing

Approval of Agenda

Approval of Minutes

Public Comments (Items not scheduled on this agenda)

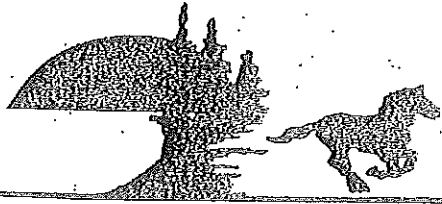
Unfinished Business:

A: Decision on Public Hearing – Ronald Barnard parcel 015-010-027-10 for a variance request from the Metamora Township Zoning Ordinance No. 23, Section 1536 A. for acreage and 1536 E. for easement width. The acreage request is to allow access to a 10.24 acre parcel when the ordinance requires a 20 acre parcel minimum and to reduce the easement width from the required 66 feet to 33 feet. The private drive for this variance request will be on parcel 015-010-014-00 – address of 462 Shalimar Ridge, Metamora, Michigan 48455

New Business:

Matters for discussion from the commission members:

Adjournment



Metamora Township

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Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209

e-mail metatwp@yahoo.com

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: 10-20-16

Applicant: Ronald A. Barnard

Address: 462 Shalimar Ridge, Metamora, MI 48455

Phone Number: 248/804-1156 Fax Numbers: _____

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

ZBA Findings of Fact:

Request provides shorter easement for access by emergency vehicles. Is same width as current easement from Dryden Rd. Back parcel will be made dues-paying member of Home Owners Association
ZBA Decision:

Petition created with requirement that rear lot become dues paying member of Association and such documentation be filed with Register of Deeds

Reasons for Decision:

- Unique situation of parcels
- no opposition by neighbors
- improved access to emergency vehicles

Votes of ZBA Members:

Frank Porretta Yes No

Dean Bedford Yes No

Phil Bellinger Yes No

Signatures of Members

[Signature]
[Signature]
[Signature]

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

