

Chairman Porretta 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:** Chairman Frank Porretta and Member Phil Bellinger

**Members Absent:** Member Dean Bedford

**Also Present:** George Nash, Ann Derderian, Leo Derderian, and Dwight Bliss

The Pledge of Allegiance was recited. Chairman Porretta indicated that this is a public hearing on the application of Leo and Ann Derderian for approval of two variances for property located at 3510 Metamora Road and zoned R2. Chairman Porretta confirmed that Mr. and Mrs. Derderian were present in the audience and that both of them were owners of the subject property so both signatures would be required on the application whereupon Mrs. Derderian also signed it. Leo Derderian then stated the purpose of the variance request is to break off a 20 acre piece of the property to obtain a mortgage on the smaller piece as the property is all one parcel containing 80 acres, two houses both owned by them, a barn, a swimming pool and three ponds. Mr. Derderian stated they have owned the property since 1972. Mr. Derderian stated he spoke with the assessor who told him if it was zoned agricultural the assessor could do the split but since it is zoned residential he would need to obtain a variance. The Board viewed the surveyor's drawing provided by the applicants and there was discussion. The 20 acre parcel proposed to be split is at the back of the property and contains the house where the applicants live and a barn and pool. Mr. Derderian stated the driveway has been existing and the length of the new driveway up to the proposed split is about 1800 feet and there would be an easement on that. Mr. Bellinger relayed he believed the length to be about 1300 feet and there was discussion. There was discussion that with the second house at the front and the hills and two ponds, there would be no practical way to split the property with the two houses without a lengthy driveway going to the back.

Chairman Porretta asked if anyone in the audience had any comment on this issue and Dwight Bliss stated he owns property south of the subject property and has no objection. George Nash then stated he owns property across the road from the subject property and has no objection. The Township received no written correspondence in response to the Notice of Public Hearing.

**Motion by Member Bellinger, supported by Chairman Porretta, to close the public hearing at 7:14 p.m. Two ayes, one absent. Motion carried.**

Respectfully submitted,  
Darlene Wise, Recording Secretary



Frank Porretta, Chairman

cc: All Board Members  
Persons requesting same



Chairman Porretta called the regular meeting of the Metamora Township Zoning Board of Appeals to order at 7:14 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

**Members Present:** Chairman Frank Porretta and Member Phil Bellinger

**Members Absent:** Member Dean Bedford

**Also Present:** George Nash, Ann Derderian, Leo Derderian, and Dwight Bliss

**Approval of Agenda**

**Motion by Member Bellinger, supported by Chairman Porretta, to approve the agenda as presented. Two ayes, one absent. Motion carried.**

**Approval of Minutes**

Chairman Porretta noted that the next item is to approve the minutes of the last meeting which was June 21, 2018. **Motion by Chairman Porretta, supported by Member Bellinger, to approve the minutes of the Zoning Board of Appeals public hearing and regular meeting of June 21, 2018, as presented. Two ayes, one absent. Motion carried.**

**Public Comments: Non-Agenda Items**

None.

**Unfinished Business**

**A. Decision on Public Hearing—Leo & Ann Derderian. Parcel 44-015-009-003-10. Property address: 3510 Metamora Road, Metamora, Michigan, for two variance requests from the Metamora Township Zoning Ordinance No. 23. First variance request for Section 1536 intent, to allow a parcel without frontage of 20 acres to be split in the R2 zoning district. The second variance request is also Section 1536 B, to grant a private driveway greater than 600 feet.**

Chairman Porretta noted the next item is the decision on the public hearing. Mr. Porretta relayed that he is familiar with the property and has viewed the application. Mr. Porretta stated he believes there is a unique circumstance with regard to this parcel because with the two ponds and the terrain, the location for a potential driveway is very restricted and there is already one in existence. Mr. Porretta stated further that the zoning split and driveway would be permitted in the agricultural district and although the subject property is zoned R2, it is a very large parcel. Mr. Porretta stated that because of these circumstances and what was stated at this meeting it would be reasonable to grant the petition for the zoning variances. Member Bellinger stated he is also familiar with the property and viewed the application. Mr. Bellinger stated he agrees with Mr. Porretta and is in favor of granting the variances.

Township of

Metamora

Sue Clark

Clerk

Form

The Riegler Press, Inc., Flint, Michigan

**GRANT OF VARIANCE****Tax Parcel No. 44-015-009-003-10****3510 Metamora Road, Metamora, Michigan**

**Motion by Chairman Porretta, supported by Member Bellinger, that the Metamora Township Zoning Board of Appeals hereby grants two variances from Section 1536 of the Metamora Township Zoning Ordinance to allow a parcel without frontage of 20 acres to be split in the R2 zoning district, and from Section 1536B to grant a private driveway greater than 600 feet, for property owned by Leo and Ann Derderian at 3510 Metamora Road. The grounds for this decision are stated in these minutes and in the Final Decision of the Metamora Township Zoning Board of Appeals dated 9-20-18 attached hereto. Two ayes, one absent. Motion carried and variances granted.**

This decision was certified pursuant to the attached Final Decision of the Metamora Township Zoning Board of Appeals dated September 20, 2018.

**New Business**

None.

**Matters for Discussion from the Commission Members**

hing at this time.

**Motion by Member Bellinger, supported by Chairman Porretta, to adjourn at 7:16 p.m. Two ayes, one absent. Motion carried.**

Respectfully submitted,  
Darlene Wise, Recording Secretary



Frank Porretta, Chairman

cc: All Board Members  
Persons requesting same



ZONING BOARD OF APPEALS  
METAMORA TOWNSHIP  
20 SEPTEMBER 2018  
METAMORA TOWNSHIP HALL

Pledge of Allegiance

Roll Call

Hearings:

A: Public Hearing – Leo & Ann Derderian Parcel 44-015-009-003-10  
property address of 3510 Metamora Road, Metamora MI for two variances request from  
the Metamora Township Zoning Ordinance No. 23. First variance request for Section 1536  
intent. To allow a parcel without frontage of 20 acres to be split in the R2. The second  
variance request is also Section 1536 B 600'. To grant a private driveway greater than  
600'.

Adjourn Public Hearing

Approval of Agenda

Approval of Minutes

Public Comments (Items not scheduled on this agenda)

Unfinished Business:

A: Public Hearing/decision on Leo & Ann Derderian Parcel 44-015-009-003-10  
property address of 3510 Metamora Road, Metamora MI for two variances request from  
the Metamora Township Zoning Ordinance No. 23. First variance request for Section 1536  
intent. To allow a parcel without frontage of 20 acres to be split in the R2. The second  
variance request is also Section 1536 B 600'. To grant a private driveway greater than  
600'.

New Business:

Matters for discussion from the commission members:

Adjournment

# Metamora Township Zoning Board of Appeals

Sign In Sheet

Please Print

Date:

9/20/18

Name

Company

Address

GEORGE NASH

METAMORA

ANN DERDERIAN

METAMORA

LEO DERDERIAN

METAMORA

DWIGHT BLISS

RICHMOND



730 W. Dryden Road  
Metamora, MI 48455  
Phone: 810-678-2237  
Fax: 810-678-3209

**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: 9-20-18

Applicant: Leo & Ann Derderian

Address: 3510 Metamora Rd., Metamora, MI 48455

Phone Number: \_\_\_\_\_ Fax Numbers: \_\_\_\_\_

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

ZBA Findings of Fact: The parcel is well in excess of size required to split 20 acres in Agricultural zone. Pond location restricts location of driveway. Would not be reasonable to require new drive anyway. Drive conforms to Ag. requirements.

ZBA Decision: Variance is granted.

Reasons for Decision: See Facts above. No opposition by neighbors.

**Votes of ZBA Members:**

Frank Porretta ☒ Yes ☐ No

Dean Bedford ☐ Yes ☐ No - Absent

Phil Bellinger ☒ Yes ☐ No

**Signatures of Members**

[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 reports.

Darlene Wise

Darlene Wise, Recording Secretary Zoning Board of Appeals