

Almont Township

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Zoning Board of Appeals Meeting

August 31, 2015

The regular meeting of the Almont Township Zoning Board of Appeals was called to order at 7:02 P.M. by Chairman Schenburn at the Almont Township/Village Hall, 817/819 N. Main street, Almont, Michigan. Roll was taken.

MEMBERS PRESENT: Brad Bletch, Larry Malburg, Jerry Moore, David Schenburn, and Clay Stroup.

MEMBERS ABSENT: None

ALSO PRESENT: 2 guests

MOVED BY BLETCH AND SUPPORTED BY MALBURG TO RECEIVE THE MINUTES FROM AUGUST 12, 2015 AS PRESENTED. MOTION CARRIED.

Hearing No. 1.: Petition 15-003 – Agnes Janicki (44-001-034-001-00) Hough Road

Chairman Schenburn gave a brief explanation of the rules and procedures for the hearing.

Agnes Janicki explained that the Zoning Board of Appeals granted her a variance from Zoning Ordinance No. 39, Art. 9, Section 9.03.1b – Frontage for the same parcel of property in May 2001, but she failed to file the division with the assessor within the time allowed and the approval became invalid.

The Zoning Board of Appeals members reviewed the past minutes from May 2, 2001. It was noted that the original surveyor back in 1966 had made a mistake there by causing the property in question to have less than the required frontage.

Chairman Schenburn opened the meeting for public comments at 7:08 pm. After asking for and receiving no comments chairman Schenburn closed the public comment portion of meeting at 7:08 pm.

Discussion followed by the Zoning Board members.

MOVED BY MOORE AND SUPPORTED BY BLETCH TO GRANT THE REQUEST SUBMITTED BY AGNES JANICKI AND APPROVE THE VARIANCE FROM ZONING ORDINANCE NO. 39, AS AMENDED, ARTICLE 9, SECTION 9.03.1B (FRONTAGE) TO PARCEL 44-001-034-001-00 DUE TO THE FACT THAT STRICT ENFORCEMENT OF THE ZONING ORDINANCE WOULD CAUSE PRACTICAL DIFFICULTY AND UNNECESSARY HARDSHIP AND DEPRIVE THE OWNER OF RIGHTS ENJOYED BY OTHER PROPERTY OWNER WITHIN THE SAME ZONING DISTRICT; THE CONDITIONS AND CIRCUMSTANCES ARE UNIQUE TO THE SUBJECT PROPERTY AND NOT SIMILARLY APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING DISTRICT; THE CONDITIONS AND CIRCUMSTANCES UNIQUE TO THE PROPERTY WERE NOT CREATED BY THE OWNER, OR HER PREDECESSOR IN TITLE; THE REQUESTED VARIANCE WILL NOT CONFER SPECIAL PRIVILEGES THAT ARE DENIED OTHER PROPERTIES SIMILARLY SITUATED AND IN THE SAME ZONING DISTRICT; NOR WILL THE REQUESTED VARIANCE BE CONTRARY TO THE SPIRIT AND INTENT OF THE TOWNSHIP ZONING ORDINANCE.

**ROLL CALL VOTE: MOORE – YES; BLETCH – YES; STROUP – YES; MALBURG – YES; SCHENBURN – YES.
MOTION CARRIED**

The next Zoning Board of Appeals meeting is scheduled for September 9, 2015 at 6:45 p.m.

Chairman Schenburn noting that there was no more business to discuss adjourned the meeting at 7:22 p.m.

Respectfully submitted by,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary