

CHARTER TOWNSHIP OF CANTON
THE ZONING BOARD OF APPEALS
JANUARY 11, 2018

A meeting of the Zoning Board of Appeals of the Charter Township of Canton was held Thursday, January 11, 2018 at the Township Administration Building located at 1150 S. Canton Center Road, Canton, Michigan 48188.

James Cisek called the meeting to order at: 7:00 p.m. and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Present: James Cisek, Vicki Welty, Greg Greco and Greg Demopoulos.

Absent: Craig Engel and Cathryn Colthurst. Staff Present: Jeff Goulet

ACCEPTANCE OF AGENDA

Motion by Vicki Welty to accept the agenda for November 9th, 2017 as presented
Support by Greg Demopoulos. Ayes: All

APPROVAL OF DECEMBER 14, 2017 MEETING MINUTES

Motion by Greg Demopoulos to approve the Zoning Board of Appeals Meeting Minutes dated December 14, 2017. Support by Greg Greco. Ayes: All.

James Cisek explained the procedure of the Zoning Board of Appeals to the audience and moved the Election of Officer's to the end of the meeting.

1. Applicant Chris George for property located at 2830 Denton road on the west side of Denton road between Geddes and Cherry Hill Roads, Zoning R-2 appealing Requirements for Agricultural and Residential Districts 26.02 Parcel ID 71-120-99-0010-709 (Planning)

Robert Coburn from Wolcott-Green LLC stated he is representing Chris George who was called out of the state for another matter. They were pleased with the analysis that was performed by the Planning Department and hope that the variance is granted based on the unique circumstances involved. The type of road constructed previously caused non-conformity which was not under control of the ownership of the Wolcott-Green LLC.

Jeff Goulet stated that Mr. George owns the 20 acre parcel south of the private road. There is an existing house on corner of the private road that he owns that he is wanting to split off and do development at a later time. We cannot split a non-conforming lot that has non-conformities on it. When the private road went in, the subject parcel became a corner lot (frontage on Denton Road and Morning Glory Lane) and the north property line became a second front yard. The applicant wished to create a new parcel containing the house and associated structures as shown on the attached survey. A unique circumstance exists in this situation as the private road was constructed by others, out of the control of the owner of this parcel creating the non-conformity.

Motion by Vicki Welty, support by Greg Greco to open the Public Hearing. Ayes: All
No one from the audience wished to address the board on this issue.

Motion by Greg Greco, support by Vicki Welty to close the Public Hearing. Ayes: All

Motion by Vicki Welty to approved the variance from section 26.02 of the Zoning Ordinance to reduce the front yard setback along the north property line from the required 40 foot minimum to a total of 25 feet based on the findings that a unique circumstance exists and was created when the private drive was constructed by the adjacent property owner thus causing the subject yard to become a font yard by definition and resulting in the non-conformity in question. Support by Greg Demopoulos. Ayes: All

Election of Officers

Motion by Vicki Welty to table the Election of Officers to the next meeting when all Board Members will be in attendance. Support by Greg Greco. Ayes: All

Motion by Vicki Welty to adjourn at 7:05 p.m. Support by Greg Demopoulos.
Ayes: All

Renee' DeVos
Recording Secretary