

**Charter Township of Lyon
Zoning Board of Appeals
Meeting Minutes
April 16, 2007**

Approved as written on September 17, 2007

Date: April 16, 2007
Time: 7:00 PM
Place: 58000 Grand River

Mr. Erwin called the meeting to order at 7:35 P.M.

Present: Barber, Mike (PC Liaison)
Erwin, William
Hawkins, Michael
Raney, Tony
Cash, Dan (Brd Liaison)
Laura James

Also present: Philip Seymour, Township Attorney
Al Hogan, Township Building Official

Guests: 1

Approval of Consent Agenda:

Mr. Barber moved “to accept the Zoning Board of Appeals meeting minutes for March 19th as written.” Mr. Raney supported the motion.

Voice vote:
Ayes: all
Nays: none

Motion approved.

1. Special presentation for library millage proposal, requested by John Bell.

Mr. Bell commented that the newspaper has been very energetic in regards to the library millage, and there have been some positive letters to the editor. He asked the Board members to fill out some paperwork that he handed out. He also commented that unless the millage is passed, the doors would close around Christmas. If that happens, residents will no longer have a valid library card.

2. Thomas Marino, 59655 Woodfarm, South Lyon, MI, 48178. Sidwell #21-32-400-037. Applicant requests a variance from section 18.03, A-2, to allow for a 10’ side yard setback for a detached storage structure, as opposed to the 30’ required by section 36.02 schedule of regulations for the R-1.0 zoning district. Tabled at 12/18/06, 2/20/07, and 3/19/07 meetings.

Mr. Marino explained that he is asking for a variance on a setback on his side lot. The variance would be on his west property line. In relationship to the developer, this will be the back setback for his development. Mr. Marino talked with Mr. Mancinelli (the developer), and Mr. Mancinelli did not think that it would be a problem. Another issue is that the Zoning Board had concern about the area being a wetland. Mr. Marino said that he noted that it was a wet area, but it is not a wetland. Mr. Marino talked with his neighbors to the east, and they would prefer to not have to see the structure.

Mr. Marino said that he would like this barn so he and his uncle could work in it. He also explained that this would be a hardship because he does not want to walk all the way around his yard.

Mr. Erwin asked why he does not put it on the east side. Mr. Marino said that it would create a hardship because he would have to walk around his yard in the snow and work in the snow. Mr. Erwin said that is not a hardship.

Mr. Raney said that he could build the barn where he is requesting, but he would have to move it up 20 feet. Mr. Hogan said he would have to change the dewatering system. Mr. Raney said that he did not see a problem with it, but if Zoning Board allows Mr. Marino this variance, then they have to allow it for everyone in the Township.

Mr. Hawkins asked what the dewatering system entailed. Mr. Marino said that their dewatering system went all the way down to the basement. There is 6 inch PBC, 1,000 gallon tank, and pumps. He does not want to mess with the system.

Mr. Hawkins said that Mr. Marino has other options. It is unfortunate, but the dewatering system will have to be moved.

M. Williams said that there are other areas to put the building

Mr. Hawkins moved "in regards to Thomas Marino 59655 Woodfarm, applicant has requested a variance for a side yard setback to allow a proposed storage structure. I make a recommendation to the board that the application be denied, as there is ample room and location to construct this facility within this property. The applicant has not demonstrated that he does not have any other options." Mr. Raney supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Mr. Erwin adjourned the meeting at 7:50 P.M.

Respectfully Submitted,
Catherine Culver
Recording Secretary