

Charter Township of Lyon
Zoning Board of Appeals
Regular Meeting Minutes
November 16, 2015

Approved: March 21, 2016

The meeting was called to order by Mr. Erwin at 7:00 p.m.

Roll Call: Mark Barber
Bill Erwin, Chairman
John Hicks, Board Liaison
Tony Raney, Vice-Chairman
Carl Towne, Planning Commission Liaison

Guests: 5

Also Present: Leann Kimberlin, Township Attorney

APPROVAL OF MINUTES

Mr. Hicks explained that his vote on line 128 should be a yes vote to adjourn.

**Motion by Hicks, second by Raney
To approve the minutes from October 19, 2015 as revised.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

PUBLIC HEARINGS

- 1. Allen Young, 53963 Nine Mile Road, Northville, MI 48167. Sidwell #21-35-200-052. Property located at 22001 Kettle Lake Road. Applicant requests a variance from Section 36.02 of the Zoning Ordinance (Schedule of Regulations), which requires the lot width in the R-1.0 district to be 150'. Applicant is proposing a lot split which would result in a lot width of 75'. Therefore, a variance of 75' is being requested.**

Mr. Young stated Mr. Doozan told him that he needed 75' of frontage. He has 75' of road access. He would use that to access the piece of property that is 75' wide that he will use to access the property. Instead of having a 150' wide driveway, he would like a 75' foot wide driveway.

Mr. Young stated it was his understanding that an extension of a private road is no longer allowed, and he does not want a private road. Parcel 1 is 7 acres, and Parcel 2 is 8 acres. Mr. Towne stated frontage is frontage, and he does not have 150' frontage on Parcel 1. Mr. Towne questioned if the neighbor to the east would sell the applicant any frontage. Mr. Young stated that is his wife's brother and they are set in their

homestead.

Mr. Young explained there is some premium building spots on Parcel 1. If they pushed the envelope another 75', it would distort the lot.

Mr. Raney asked if this will affect the building envelope that is available. Ms. Kimberlin stated in order for this to work, whatever the variance is for the lot width will have to match and satisfy the road frontage. The road frontage must match the lot width.

Mr. Hicks stated that if the variance is denied it would create a landlocked parcel, which is not allowed in the Township. Ms. Kimberlin explained that it would, but the ordinance states that a land split does not guarantee it will be a buildable lot.

Chris Stone – He explained that he is currently the buyer of the lot and proposes to build a 2,400 sq. foot ranch. He staked out the lot, and it was difficult to put a house in an optimum location. There is a pond on the property. If they add the additional 75', it pushes the house further over to the west. It gets close to the lot in the west, though he couldn't tell them exactly what the setbacks would be.

Tom Norris, 21951 Kettle Lake Road – Mr. Norris explained that he is the entire west side of Kettle Lake Road. He owns the residence there. If the petition's plan is strictly to provide for a driveway access to Kettle Lake Road for his Parcel 1 and/or Parcel 2 (each, as a single tax parcel), as so designated on Petitioner's Certificate of Survey submitted with application, then he has no objection, provided that a condition is stipulated to the effect that such driveway shall not serve more than one residence on Parcel 1 and/or one residence on Parcel. 2.

Mr. Norris continued that if the Petitioners real intention is to further subdivide Parcel 1 and/or Parcel 2 in the future, in order to create additional buildable lots, then the creation of such additional lots would be wholly outside of the current zoning for R-1.0 and R-0.5 (both as to total area and lot width), as well as the Lyon Township Future Land Use Map. He would strenuously object to any such further divisions, as permanently and deleteriously undermining the rural character and infrastructure capability of Kettle Lake Road and of the surrounding community. He respectfully requests that any favorable action on Petitioner's Application be conditioned as stated above.

Mr. Young stated he is trying to maintain that by having big acreage home sites.

Resident on 22101 Kettle Lake – He questioned that the applicant wants to put a driveway in at the end of street and wondered how parcel 1 will get a driveway. Mr. Young stated parcel 1 has a 150' frontage.

Mr. Barber asked who will maintain the driveway. Mr. Young stated that there is a road maintenance agreement of Kettle Lake Road, but this will be a private driveway to be maintained by the homeowner.

Mr. Towne stated that granting the variance of 75' would provide access to the back parcel and keep it consistent. He would be in favor of that.

Motion by Towne, second by Raney

To approve the 75' variance since it will provide access to the back parcel and it will keep it consistent. The approval is conditioned on 1 driveway per Parcel 1 and 1 driveway for Parcel 2.

**Voice Vote: Ayes: Towne, Raney, Hicks
Nays: Erwin, Barber**

MOTION APPROVED

ADJOURNMENT

Motion by Raney, second by Hicks

To adjourn the ZBA meeting at 7:33 p.m.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

The Zoning Board of Appeals meeting was adjourned at 7:30 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary