

Charter Township of Lyon
Zoning Board of Appeals
Regular Meeting Minutes
October 15, 2012

Approved: as written January 22, 2013.

The meeting was called to order by Mr. Erwin at 7:30 p.m.

Roll Call: Bill Erwin, Chairman
Mike Barber, Alternate
Tony Raney, Vice-Chairman
Deborah Sellis
Carl Towne, Planning Commission Liaison

Absent: John Hicks, Board Liaison

Guests: 3

Also Present: Phillip Seymour, Township Attorney

APPROVAL OF MINUTES

1. Approval of the September 17, Meeting Minutes

Ms. Sellis reported a typo in the minutes, and the Recording Secretary made the change.

**Motion by Towne, second by Raney
To approve the September 17, 2012 meeting minutes as amended.**

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

MOTION APPROVED

PUBLIC HEARINGS

1. **Oasis Storage Center, 59120 Oasis Center Drive, South Lyon, MI 48178. Sidwell #21-29-426-021. Property located at 59090 Oasis Center Drive. Applicant requests the following variances from the Zoning Ordinance:**
 - **Section 12.16-C requires that fences not extend closer to the front of the lot than any portion of the principals structure. The existing fence is in the road easement. A 16' setback variance is being requested.**

- **Section 36.02, Schedule of Regulations, requires a minimum setback of 75'. The existing office is set back 10'. Therefore, a variance of 65' is being requested.**
- **Section 14.01 D-4 requires parking and maneuvering areas to be paved. A variance is being requested for the existing gravel parking/storage lot.**

**Representing: Douglas Lang
Byron Lang**

Mr. Lang explained that the fence has been there since he opened. The office was also there when the permit was given. When Griswold Road was re-graveled, he allowed the company to stage the equipment on his property and just continued with having parking in that area. He has never received a complaint about his property.

Ms. Sellis confirmed with the applicant that all of these items were in existence prior to the ordinances being changed.

Mr. Towne explained that the applicant has cleaned up 6 out of the 9 items from the Planning Commission meeting. The 3 remaining requests are items that can't be cleaned up, these items should have been grandfathered in.

**Motion be Sellis, second by Raney
To grant the 16' variance from Section 12.16-C that requires that fences not extend closer to the front of the lot than any portion of the principal structure.**

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

MOTION APPROVED

**Motion by Towne, second by Sellis
To grant the 65' variance from Section 36.02, Schedule of Regulations.**

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

MOTION APPROVED

The Commission discussed the parking area being graveled vs. paved. It was preferred that the area remain gravel so that water is able to percolate through the gravel and not run off. Mr. Barber suggested not allowing any motor vehicle to be parked on the gravel area. The applicant agreed. Mr. Towne felt the gravel was in keeping with the surrounding areas as well.

**Motion by Barber, second by Towne
To approve the variance from Section 14.01-D-4 for the existing gravel parking/storage lot with the stipulation that no motor vehicle be stored there for more than one day.**

Voice Vote: Ayes: 4
Nays: Sellis

MOTION APPROVED

2. **John Clark, 54920 Keahn Lane, New Hudson, MI 48165. Sidwell #21-02-100-044. Applicant requests a variance from Section 18.03-A-1-b of the Zoning Ordinance , which requires an accessory building to have a minimum front setback of 75'. The proposed front setback is 20'. Therefore, a variance of 55' is being requested.**

Mr. Clark explained that he is proposing to build a pole barn on his property. He has chosen the location for the pole barn due to topographical issues with the property such as sink holes and a 20-30' drop off. The septic field and well locations are also issues.

There was discussion about other areas on the property that the pole barn could be placed. Mr. Erwin stated that there was no hardship when there are other places on the property where the pole barn could be built.

Mr. Towne suggested that the item be tabled so the applicant has more time to take a look at his options.

Motion by Towne, second by Sellis
To table the applicant's request until further notice.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

ADJOURNMENT

Mr. Erwin adjourned the Zoning Board of Appeals meeting at 8:25 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary