

Aug. 18,2008

Saline Township Zoning Board of Appeals]

Meeting called to order at 7:12 p.m.

Attendance:

Chair: Eugene Heusel

Secretary: Carrie DeJonghe

Judy Gordon

Richard Zahn

James Laramie

Pledge of allegiance led by Eugene Heusel.

Agenda: Election of Officers

Variance request of Cynthia Collins

Election of Officers held. Eugene Heusel nominated by motion of Richard Zahn for Chair, supported unanimously. Carrie DeJonghe nominated for secretary by motion of Judy Gordon, unanimous support. Eugene Heusel is Chair and Carrie DeJonghe is secretary.

Hearing on shed placement variance requested by Cynthia Collins, 12020 Jordan Rd. Mrs Collins began construction of replacement garden shed of 10X12 ft dimension north of existing 9X9 bldg, that had deteriorated and is intended for demolition. Resident notified by Robert Marion that variance and building permit were necessary. Eugene Heusel stated that building permit for structure of this size not required by Washtenaw county per discussion with Robert Marion.

Per letter to board Mrs. Collins choices of shed placement are limited. Discussion ensued included facts as follows: Lot is less than is currently permitted, at 0.48 of an acre. Appropriate choices for shed placement listed on diagrams and in letter to Zoning Board of Appeals from Ms. Collins discussed.

Public comment only included comment from neighbor Gary Girbach, neighbor to the west. He noted there did not seem to be many site choices due to small lot size. Stated that sight lines did not appear affected related to traffic on Jordan Rd. or Willow Rd.

General agreement that old shed debilitated and needed removal. General agreement that small garden shed, well constructed, was more aesthetically appealing than outdoor storage.

Site described as site "A" is where current construction has begun. Refer to letter to Board for description. Appears to be free of future drainfield expansion, which Mrs. Collins states will be required in foreseeable future. Does not impair visibility from either road. Large tree next to site "A" has been in place and doesn't affect safety or visibility. Site too close to property line per ordinance, as are all proposed sites. No site on property within acceptable distance due to small lot size.

Site "B" infringes significantly on future drainfield expansion, as does site "C". Each would still require variance. General agreement that there are no other sites realistically possible due to small lot size.

Referring to "Criteria for granting a variance," in Saline township ordinance, it was agreed that all seven criteria are met in this case, justifying granting a variance. The problem of nonconforming lot size was not of applicants making, and a small shed is a convenience enjoyed by other property owners in area. Altering drainfield placement is a practical difficulty and an unrealistic burden. Applicant agrees that they are willing to take the risk in the case of a future expansion of Willow Rd. That shed may have to be removed in some future plan.

Richard Zahn made motion to accept proposal of shed placement "A" as described in letter to board, and in addition, applicant would have to immediately obtain building permit as required by township. James Laramie recognized that other sites are unacceptable due to drainfield issues, seconded motion. Motion carried unanimously.

Richard Zahn moved to adjourn, seconded by Judy Gordon, passed unanimously.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,
Carrie DeJonghe, secretary

cc: Robert Marion
Lois Baldus
Judy Gordon
Cynthia Collins
Eugene Heusel