

Holly Township
Zoning Board of Appeals – Regular Meeting
Minutes of January 14, 2008

Call to Order: Chairperson Rick Stevens called the January 14, 2008 regular meeting of the Holly Township Zoning Board of Appeals to order at 6:05 p.m. at the Holly Township Hall, 102 Civic Drive, Holly, Michigan, 48442.

Roll Call:

Commissioners Present:

Chairperson Rick Stevens
Clerk Karin Winchester
Lynn Coulter-St. Pierre
Patrick Duggan

Commissioners Absent:

Beverly Suske

Staff Present:

Zoning Administrator Laura DeVault

Others Present:

Mark Mitchell, Applicant

- **Commissioner Patrick Duggan moved to excuse Commissioner Beverly Suske . Commissioner Karin Winchester supported the motion. A voice vote was taken; all those present voted yes; the motion carried.**

Agenda Approval:

- **Clerk Karin Winchester moved to approve the January 14, 2008 Agenda, as submitted. Commissioner Lynn Coulter-St. Pierre supported the motion. A voice vote was taken; all those present voted yes; the motion carried.**

Communications: None.

Public Hearing:

1. Mark Mitchell, 8272 Rondale Drive, Grand Blanc, Michigan, 48439 is seeking a variance from the Holly Township Code of Ordinances, Chapter 32 Zoning Ordinance, Article 3 Zoning District Regulation, Section 32-93(b)(2) concerning Application of area and width regulations and Section 32-93(b)(3)(c) concerning Application of yard regulations, rear yard setbacks and Article 4 Supplementary Regulations, Section 32-104 Schedule of Regulations for Agricultural Residential (AGRE) zoning district.

This variance is being requested for parcel number 01-05-201-001 in order to create a new parcel with an area of 1.137 acres on the east side of McWain Road with an existing residential home known as 10535 McWain Road from the parent

parcel on the west side of McWain Road with an existing residential home known as 10542 McWain Road that is currently 26.54 acres. The property is located at the intersection of Halsey Road and McWain Road in Holly Township, Michigan.

- **Commissioner Patrick Duggan moved to open the Public Hearing. Commissioner Lynn Coulter-St. Pierre supported the motion. A voice vote was taken; all those present voted yes; the motion carried.**

Applicant Mark Mitchell, 8272 Rondale Drive, Grand Blanc, Michigan thanked Zoning Administrator Laura DeVault for the time she spent steering him through the complicated regulations. The variance being requested is for an older home across the street from his parents. He would like to be able to sell it to help support his parents. When he began the procedure of getting surveys, he found there were surveys from both Oakland County and Genesee County. Most of the property is in Oakland County, though the Genesee County survey has been used to put homes in the area.

Chairperson Stevens indicated two letters were sent in regarding the property. One letter is from Christine Metcalf of Grand Blanc Township. The other letter is from Rick and Lori Jackson. Both letters indicate they are opposed to the variance due to a problem with the present renters.

Zoning Administrator Laura DeVault stated she sent out nine public hearing notices in Holly Township and nine in Grand Blanc Township. One of the Grand Blanc Township notices was returned as temporarily away. The notice was resent and it wasn't returned a second time.

- **Clerk Karin Winchester moved to close the Public Hearing. Commissioner Lynn Coulter-St. Pierre supported the motion. A voice vote was taken; all those present voted yes; the motion carried.**

Approval of Minutes:

- **Commissioner Lynn Coulter-St. Pierre moved to approve the minutes of November 12, 2007 Holly Township Zoning Board of Appeals meeting, as written. Clerk Karin Winchester supported the motion. A voice vote was taken; all those present voted yes; the motion carried.**

New Business:

1. Mark Mitchell, 8272 Rondale Drive, Grand Blanc, Michigan, 48439 is seeking a variance from the Holly Township Code of Ordinances, Chapter 32 Zoning Ordinance, Article 3 Zoning District Regulation, Section 32-93(b)(2) concerning Application of area and width regulations and Section 32-93(b)(3)(c) concerning Application of yard regulations, rear yard setbacks and Article 4 Supplementary Regulations, Section 32-104 Schedule of Regulations for Agricultural Residential (AGRE) zoning district.

This variance is being requested for parcel number 01-05-201-001 in order to create a new parcel with an area of 1.137 acres on the east side of McWain Road with an existing residential home known as 10535 McWain Road from the parent parcel on the west side of McWain Road with an existing residential home known as 10542 McWain Road that is currently 26.54 acres. The property is located at the intersection of Halsey Road and McWain Road in Holly Township, Michigan.

Chairperson Stevens indicated the Board was supplied with a packet of information concerning Mr. Mitchell's request, along with a recommendation from Zoning Administrator DeVault.

- **Commissioner Lynn Coulter-St. Pierre moved to approve the rear yard setback variance at 10535 McWain Road, to be split off from the parent parcel at 10542 McWain Road, parcel number 01-05-201-001 from Holly Township Code of Ordinances, Chapter 32 Zoning Ordinance, Article 3 Zoning District Regulations, Section 32-93(b)(2) concerning Application of area and width regulations and Section 32-93(b)(3)(c) concerning Application of yard regulations, rear yard setbacks and Article 4 Supplementary Regulations, Section 32-104 Schedule of Regulations for Agricultural Residential (AGRE) zoning district and the minimum acreage variance will be at 1.137, being recommended by Zoning Administrator Laura DeVault as being in compliance with A through E of Section 32-64(d)(1). Commission Patrick Duggan supported the motion. A voice vote was taken. Duggan: Yes; Coulter-St. Pierre: Yes; Winchester: Yes; Stevens: Yes. The motion carried by a 4/0 vote.**

Mr. Mitchell noted, due to interest from the Commissioners, his ancestors moved to Holly in 1826. There is a family cemetery on the farm. At the turn of the century Mitchells owned Holly; they had an elevator, the electric, the telephone and the bank. During the depression they had to sell the electric, the telephone, the elevator and the bank. They sold the bank to Citizens and covered all the depositors' money. No one lost money in Holly Bank.

Public Comments: None.

Adjournment: Chairperson Stevens, hearing no other business, adjourned the meeting at 6:35 p.m.

Zo Turner, Recording Secretary
Holly Township