

**THE CHARTER TOWNSHIP OF CHESTERFIELD
ZONING BOARD OF APPEALS**

March 22, 2017

On March 22, 2017, a regular meeting of the Chesterfield Township Zoning Board of Appeals was held at the Township Hall located at 47275 Sugarbush, Chesterfield, MI 48047.

1. **CALL TO ORDER:** Chairman Stepnak called the meeting to order at 7:00 P.M.

2. **ROLL CALL:**

Present:	Marvin Stepnak, Chairman James Klonowski, Vice-Chairman Thomas Yaschen, Secretary Hank Anderson, Twp. Board Liaison Wendy Jones Brian Carr
Absent:	Carl Leonard, Planning Comm. Liaison, <i>excused</i>
Others:	Gary DeMaster, Building Department Administrator

3. **PLEDGE OF ALLEGIANCE:**

Chairman Stepnak explained the procedures to the audience.

4. **ZBA PETITION #2017-04:** Diane Haskin, 4938 Moor Road, Williamsburg, MI 49690. Requesting a variance for width to depth ratio ordinance on a vacant parcel for a proposed split located on the south side of Hobart Road, west of Baker. Parcel #09-02-400-008-00.

Brian Haskin, 4938 Moor Road, Williamsburg, MI 49690 addressed the board.

Petitioner stated that his wife inherited the property which is 10 acres and they would like to split it into two 5-acre parcels. He stated that his wife is sick and she did not think she could handle an eight hour drive, so she told him to come.

Chairman Stepnak verified that the petitioners do not live in the area.

Petitioner stated no. They used to live in Chesterfield, but now they reside in Traverse City.

Petitioner mentioned that my wife's cousin owns the property directly behind their parcel with the exact same dimensions and he obtained a variance to split the property. He explained that what they are proposing with their land would be symmetrical to what was done with the property right behind them.

Mr. Klonowski commented that this would not be out of character with other parcels in this area. He explained that if they do not allow the split to be done this way, the petitioner would possibly have a landlocked parcel of property.

There were no questions or comments from the other board members.

Mr. DeMaster commented that he spoke to assessing and they had no problem with it. He stated that this would be consistent with some of the surrounding properties.

Motion by Mr. Klonowski to approve Petition #2017-04 for the property split. The reasons being that this would not be out of character with the surrounding properties and potential for a landlocked parcel if the 3 to 1 is not approved.

Supported by Mr. Anderson

Ayes: All

Nays: None

Motion Granted

5. **OLD BUSINESS:**

- A. **Letter for Extension ZBA #2016-21: Kenneth Satchfield, 29187 East Brittany Ct., Roseville, MI 48066. Requesting an extension for variances located at 47276 Forton Road. Approved on 9/28/2016 (Minutes Enclosed)**

Chairman Stepnak stated that the petitioner was before them on 9/28/2016 and the variance is good for six months. He explained that once the petitioner obtains a building permit the time is no longer ticking for the variance. He asked Mr. DeMaster if the petitioner has been in to see him on this matter.

Mr. DeMaster replied absolutely. He stated that the petitioner has been in and has just made a few changes and has been in contact with Planning as well.

Kenneth Satchfield, 29187 East Brittany Ct., Roseville, MI addressed the board.

Petitioner stated that they have made some minor changes to their plans and had a few little issues that delayed the process. He mentioned that at this time they are only about a week away from applying for the permits.

Chairman Stepnak stated that historically, the ZBA has granted a six month extension on variances. He asked if that was something the petitioner could live with.

Petitioner replied yes.

Mr. Klonowski pointed out the fact that with the changes there was no expansion on any of the existing variances and it appears that there has even been a down-sizing of the plan.

Petitioner agreed and stated that he had pictures of the plans.

Mr. DeMaster stated that technically the petitioner was making the attached garage larger but decreased the overall square footage of the home.

Motion by Mr. Yaschen to approve the six month extension on ZBA Petition #2016-21.

Supported by Mr. Carr

Ayes: All

Nays: None

Motion Granted

6. **NEW BUSINESS:**

There was no new business.

7. **APPROVAL OF MINUTES FROM PRIOR MEETING:**

Motion by Mr. Yaschen to approve the meeting minutes from January 11, 2017.

Supported by Mr. Klonowski

Ayes: All

Nays: None

Motion Granted

8. **COMMENTS FROM THE FLOOR:**

There were no comments from the floor.

9. **ADJOURNMENT:**

Motion by Mr. Yaschen to adjourn at 7:18 PM

Supported by Mr. Carr

Ayes: All

Nays: None

Motion Granted

Thomas Yaschen, Secretary

Grace Mastronardi, Recording Secretary