

**Chair**  
Christopher LaGrand  
**Vice-Chair**  
Steve Gobbo  
**Secretary**  
Robert Reese, III  
**Board Members**  
Steve Musselman, Trustee  
Donald Riel  
Andrew Richards  
Dale Glynn



1401 W. Herbison Road  
DeWitt, Michigan 48820  
Phone 517.669.6576  
Fax 517.669.6496  
[www.dewitttownship.org](http://www.dewitttownship.org)

**Community Development Director**  
Richard M. Trent

**Township Planner**  
Jim N. Foulds

**Recording Secretary**  
Linda K. Parkinson

**ZONING BOARD OF APPEALS MEETING MINUTES  
WEDNESDAY, NOVEMBER 17, 2010  
7:00 P.M.**

The regularly scheduled meeting of the DeWitt Charter Township Board of Appeals was called to order at 7:00 p.m. by Chairman LaGrand.

The Pledge of Allegiance to the Flag was said by those present.

ROLL CALL by Secretary Reese.

**MEMBERS PRESENT:** Donald Riel, Christopher LaGrand, Robert Reese, Steve Gobbo, Andrew Richards, Trustee Steve Musselman and Dale Glynn (arrived late).

**MEMBERS ABSENT:** None.

**APPROVAL OF AGENDA:** **Musselman moved to approve the Agenda as presented. Supported. MOTION CARRIED.**

**APPROVAL OF MINUTES:** **Gobbo moved to approve the minutes of the July 21, 2010 regular meeting as printed. Supported. MOTION CARRIED.**

**CORRESPONDENCE:** None.

**PUBLIC COMMENTS:** None.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

- I. PUBLIC HEARING - Appeal 10-770005 – From Mike and Michelle Fisher**, requesting a variance from the Minimum Lot Width requirement of One Hundred and Fifty (150) feet as set forth in Section 5.18, Schedule of Regulations, of the DeWitt Charter Township Zoning

Ordinance 60, for property located at 1859 E. Webb Road, DeWitt, MI 48820, west of Wood Road, north side of Webb Road, in the southeast ¼ of Section 19 of DeWitt Charter Township, to be allowed to create two (2) parcels with a lot width of Sixty-six (66) feet along the road right-of-way of Webb Road.

A. Open Public Hearing. **Musselman moved to open the Public Hearing at 7:04 p.m. Supported. MOTION CARRIED.**

B. Administrative Comments/Applicant/Public Comments.

Township Planner Jim Foulds briefly reviewed staff's memorandum dated November 9, 2010 describing the location of the site and the nature of the request. Foulds stated that the applicant

intends to create a new single family building site (Parcel D as described in the application) with access to Webb Road. Foulds further explained that the applicant is proposed to reduce the frontage requirement for a parcel in the A Agricultural District from 150 feet to 66 feet (Parcel A as described in the application).

Michelle Fisher, applicant, 1859 East Webb Road, DeWitt, Michigan 48820, explained in detail the reason for the request which would enable the Fisher family to construct a new residential dwelling to provide housing for their family and an elderly grandparent. Mrs. Fisher explained that the Fisher family owned a large amount of acreage in the immediate area and that the proposed new parcel represented a very small part of that acreage.

Gobbo questioned the applicant regarding the specific acreage owned by the Fisher family.

Glynn stated that it has been the past policy of the Board not to approve reductions in lot frontage due to public safety reasons.

The Board discussed the application in detail and reviewed the survey information as provided.

No one from the public was present to speak at the hearing.

Chairman LaGrand indicated that the Township did receive a letter from an adjacent resident, 1891 Webb Road, stating opposition to the variance.

C. Close Public Hearing. **Gobbo moved to close the public hearing at 7:18 p.m. Supported. MOTION CARRIED.**

D. Discussion and possible action by Board of Appeals.

Foulds reviewed the staff report and stated that the application met the four basic conditions for a variance as outlined in the Ordinance as well as the three special conditions as outlined.

The Board reviewed and discussed the staff report.

Gobbo stated that the proposed variance, similar in nature to a variance granted to the Fisher family previously, did not seem to be detrimental to surrounding property values, met the basic and special conditions established in the Ordinance, and would enable the development of a residential use which is consistent with the Comprehensive Plan for this area.

Glynn stated that he did not support the proposed variance and believed it was setting a precedent for future requests of a similar nature.

**Gobbo moved that Appeal 10-770005, to reduce the frontage requirement from 150 feet to 66 feet, be approved to continue access to 1859 Webb Road and that the existing access drive (65.99 feet) provide access to a proposed Parcel D as described in the application materials. Approval of this request is based on a finding that Basic Conditions a) through d) have been complied with and that Special Conditions a) through c) have been met.**

**Supported.**

**ROLL CALL vote on Motion:**

**AYES: 6      NAYS: 1 (Glynn)**

**MOTION CARRIED.**

E. Possible Certification of Decision.

**Gobbo moved to approve the Certification of Decision for Appeal 10-770005. Supported. MOTION CARRIED.**

PUBLIC COMMENTS ON NON-AGENDA ITEMS: None.

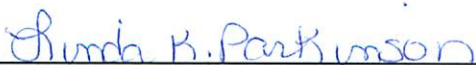
TRUSTEES REPORT:

Trustee Musselman gave a brief report on business conducted and action taken at the regularly scheduled meetings of the Board of Trustees.

DISCUSSION: None.

ADJOURNMENT:

**Gobbo moved to adjourn the meeting at 8:00 p.m. Supported. MOTION CARRIED.**

  
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Linda K. Parkinson, Recording Secretary

 8/17/2011  
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Robert Reese, III, Secretary