

Woodhull Township Planning Commission

February 19, 2019 Board Meeting 7:00pm

Woodhull Township 7315 Beard Rd. Shaftsbury, MI 48872

DRAFT Minutes

Call to order – The meeting was called to order by Chairman Scovill at 7:00pm.

Roll Call – Members present at roll call: Scovill, Thronson, Daenzer and Slavik. Excused absence are Carncross and Betts.

Delegation of Visitors – Welcomed all visitors/voluntary sign-in sheet.

Approval of Agenda – Moved by Slavik and supported by Daenzer to approve the agenda as presented. Motion passed 4 yes/0 no.

Approval of Minutes – Moved by Daenzer and supported by Slavik to approve the minutes as presented. Motion passed 4 yes/0 no.

Old Business –

- A. Platt Maps –Brewer is getting two different prices to make the map bigger. Laingsburg Public Library and Laingsburg City does not make maps bigger from a copy.
- B. Scovill presented the WTPC concerns to WTB at the January board meeting. Waiting the decision of the WTB at March, 2019 monthly meeting.

New Business –

- A. **PZBA19-003 Carie Johnson** – The applicant’s husband – Mark gave a presentation of the variance request. Public comment period followed with multiple residents making comments. Applicant was then given time to share additional comments. The public comment period was then closed by Chairman Scovill. Moved by Daenzer, supported by Thronson, to deny the application request for PZBA19-003 based on the following items:
 - 1. To deny the variances due to the current land split not complying with the zoning code which states that any split must be less than 2.5 acres, or greater than 20 acres split. The suspected error in attempting a non-conforming split was made by the relator and does not look to be the result of any mistake or flaw of zoning code. As per statements made by Mr. Johnson, the mistakes were not made by the applicant.
 - 2. The WTPC does not want to set a precedent for other relators to attempt to create illegal splits in the future with the expectation that they can just get a variance for it afterwards.
 - 3. One resident did mention that she had questioned the Realtor as to whether the land division had been approved but that the Realtor dismissed her concern.
 - 4. The WTPC did comment that a legal split could be allowed if the applicant sold the house with 20 acres and the remaining property be sold to the other party that is currently in the process of purchasing the majority of the property.
 - 5. The applicant shared their concern of going back to a 50 acre and 20 acres split because the house would not be sold to the current bidder and that they may have to find a new buyer for the 50-acre parcel.

Motion to deny the application passed 4 yes/0 no.

- B. PZBA19-004 Roger Hill** – Moved by Daenzer, supported by Thronson, to approve the application request for PZBA19-004 as presented. The reasons for the motion to approve was based on the following:
1. Due to the presence of the current neighboring lot lines, the presence and location of the drainage ditch, and the 60-foot required setback on the back of the property from the nearest building, the requested variance was the only possible way of making this split.
 2. The requested variance was relatively similar to the 2.5-acre split requirement in the current zoning rules, allowing this request to comply with the general intent of the policy.

Motion to approve the application passed 4 yes/0 no.

- C. Continue with current WTPC Secretary** – Moved by Daenzer, supported by Thronson, to approve the continued services of the recording secretary of Stacey Brewer. Motion passed 4 yes/0 no.

General Public Comment – General comments were accepted by residents.

Adjournment – Motion to adjourn was made by Slavik and supported by Thronson. Motion passed 4 yes/0 no.

Meeting adjourned at 8:15 pm.

Respectfully Submitted;

Stacey Brewer

Recording Secretary