

**SALEM TOWNSHIP ZONING BOARD OF APPEALS**

**Minutes, February 2, 2017**

**Called to order, Pledge of Allegiance – 7 pm. Members present – John Myers, Don Sebright, Daryl Coffey. Absent – Ron Crismon. Kim Pitsch recording.**

**Approval of the Agenda – Motion by Sebright, second by Coffey, Motion carried.**

**Approval of the November, 2015 meeting Minutes – Motion by Coffey, second by Sebright. Motion carried.**

**Inquiry of Conflict of Interest – none noted.**

**Public Hearing – Variance request by Lyle Boyles for reduction in frontage from 200' to 128 feet, at 3226 138<sup>th</sup>, Hamilton, MI.**

**Overview of request presented by Myers. Public Hearing opened at 6:32 pm. Mr. Boyles explained that first one lot was purchased and then the other. They were combined by assessor and he says he was told it would save taxes. A one acre parcel was split off to build a house (1994, 1 acre was minimum lot size) which lowered the available frontage. Mr. Boyles wishes to split the lot back off and sell it but at the road frontage would only be 128 feet. It does widen to 333'. Myers mentioned private road option as access to create other lots.**

**Public comment – Ronda Blain – inquired about other lot access concept, if future private road is available option. Myers replied that it is but Mr. Vrott (potential lot purchaser) said that it was not his intention, that his house would be in the middle of the parcel. No other public comment.**

**Motion to close public hearing, by Coffey – seconded by Sebright. Motion carried.**

**ZBA member discussion – Lori (PCI) explained regulations governing lot split rights. Don inquired as to viability of putting stipulation on number of houses – Lori pointed out that this would possibly contravene certain future rights. Myers thought that if request is approved as is it would naturally limit to one house. Sebright – concerned about neighbors. Myers – Reiterated that as requested would be best because it would limit parcel to one dwelling for now.**

**Motion to approve without precedence being set, as requested due to possibly received previous tax information and changes in Ordinances as well as current unusual shape of parcel upon condition that dwelling be located behind the narrowed portion of parcel, by Coffey. Seconded by Sebright. Motion carried.**

**Public Comment – none.**

**Other/Roundtable – New member has been appointed – Steve Cooper.**

**Adjournment – motion by Sebright, second by Coffey. Motion carried – 6:54 pm.**

