

SALEM TOWNSHIP ZONING BOARD OF APPEALS

Minutes, March 22, 2018

Call to Order, Pledge of Allegiance – 7 pm.

Roll Call of Members – Present – Myers (Chair), Cooper, Crismon, Coffey, Sebright. Pitsch (recording).

Recognition of Visitors – J. Pitsch, Township Supervisor

Approval of the July, 2017 minutes with correction – First motion seconded by Coffey, not Crismon.

Motion to approve by Sebright, seconded by Coffey. Motion carried.

Comments from the public on items not on the Agenda – none noted.

Approval of the Agenda for the Meeting – motion by Sebright, seconded by Cooper. Motion carried.

Inquiry of Conflict of Interest – none noted.

New Business

Public Hearing – R. Brouwer - variance, reduced road frontage dimension

Opened at 7:05 pm – Overview by Myers who noted that parcel was previously approved by Planning Commission for private road for 3 residences but owner now wants variance for private driveway for one residence. Frontage is less than the 200 feet required by Ordinance. Dimensions were not created by current owner.

Jeff Brinks, engineer on behalf of owner, pointed out that single family residence is more compatible to area, Black Creek complications but Health Department has approved an area for septic and drain field, property had non-conforming issue when purchased so not a reoccurring issue, remaining road with 3 residences would overuse parcel because of lack of good sites, request would be minimal variance for minimal use of property, and feels request is supported by 2.01, #2 of Ordinance.

Cooper (ZBA) questioned if cost of private road was a factor and might there be potential splits in the future. PCI explained that SUP for private road expires in 1 year if not used and that private driveway would have to be upgraded to meet private road specs.

Sebright (ZBA) wondered if either private drive or road would survive a big flood.

Public Comment – K Schout – neighbor to the south – asked if driveway will create more water holding? Brinks (engineer) replied that driveway will be inspected and meet same standards as road but be narrower and have different surface. Myers (ZBA) expressed that he would see it as best kept as private road with two lots. Brinks (engineer) replied that driveway is narrower and that gives more flexibility in locating on frontage. Crismon asked if owner is personally building – Brinks (engineer) replied that owner has someone interested in buying as single residence parcel.

Motion by Sebright, seconded by Crismon to close Public Hearing. Motion carried. 7:30 pm.

ZBA discussion – Cooper – concerned about water. Crismon and Coffey agree and point out that Drain Commission would be the contact for problem. Seabright – traced reduced frontage error back to 2008 survey, and pointed out that it is still recorded as a single parcel with splits not yet recorded.

Also south of property is hunting preserve. Crismon commented that hunting must be 450 feet from

house. Myers believes that driveway will act as a dike to collect and direct water which will help alleviate water problem for neighbor.

ZBA reviewed Findings of Fact and found that request complies with all.

- (a) was created with only 66 feet of frontage.
- (b) Drainage and low ground issues
- (c) Would otherwise have to put in private road and split
- (d) Will actually keep more open space with remaining concern expressed about driveway standards
- (e) Deed was previously recorded by another person.

Conditions of approval –

1. Road Commission approval for driveway
2. DEQ approval for driveway to building site

Motion by Coffey, seconded by Crismon to approve request with above 2 conditions of approval.

Motion carried.

Old Business – None.

Reports and Comments – None.

Other/Roundtable

All members expressed need for Ordinance books, printed copies. Sebright will bring to Board.

Adjournment

Motion by Sebright, seconded by Cooper to adjourn. Motion carried. 8:07 pm.