

**ALPINE TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
FEBRUARY 28, 2011**

CALL TO ORDER

Chairman Stachowiak called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Doug Pointer, Howard Roobol, Bill Stachowiak, and Matt Van Heulen. Jim May was absent. Mike O'Malley (Alternate #1) was called forward to join the Zoning Board of Appeals to fill in for the absent member. Eric Paquette (Alternate #2) was present as well. Also present was Planner Sue Thomas, Recording Secretary Erin Randall, and Clerk Jean Wahlfield.

Stachowiak thanked the previous members for their service on the Zoning Board of Appeals. He introduced and welcomed the new members to the Board.

Clerk Wahlfield swore in the new members of the Board. She gave a brief synopsis of the general duties and responsibilities of the Zoning Board of Appeals.

APPROVAL OF MINUTES

The Board reviewed the draft minutes from November 22, 2010 meeting.

Roobol offered a motion, supported by Pointer, to approve the Minutes from the November 22, 2010 meeting. Motion carried 5-0.

APPROVAL OF AGENDA

Pointer offered a motion, supported by Van Heulen, to approve the Agenda as presented. Motion carried 5-0.

Chairman Stachowiak explained the Zoning Board of Appeals process to the audience.

Planner Thomas confirmed that all the notices have been sent.

NEW BUSINESS

Case #11-ZBA-01 is a request for a side yard setback variance from the required 100 feet to 50 feet to allow existing farm labor housing to be closer to the side lot line and a lot width variance from the required 330 feet to 265 feet for both proposed halves of the property at **4724 Hayes Street**, in the A, Agricultural zoning district.

Chairman Stachowiak called upon applicant Chuck Rasch. Rasch stated that he lives at 452 Harding, Conklin, MI but is planning on buying the migrant camp and 8 acres from his mother who currently owns the land. He stated that the property is part of the original farm homestead and is meant to remain part of the agricultural community. Rasch reviewed his proposed split of the land with the Board indicating that the creek would be included on his portion of the proposed divided land.

Thomas stated that the land was never developed in such a manner as to easily allow for land divisions, therefore various setback variances would be necessary in order to divide the land.

The Board reviewed the requested variances. Stachowiak stated that he was concerned about variance request for 265 feet lot width instead of the required 330 feet. He indicated that requests like this were made in the past and were denied. He stated he thinks it's important to have the required 330 feet of lot width.

Thomas stated that there are some concerns about the neighboring property to the east, which is owned by the applicant's sister. She stated that the property line runs through the sister's garage and that it is the sister's intention to modify the property line so that it goes around her detached garage. Thomas stated that this will impact the property in question before the ZBA by narrowing it. She further stated that the proposed split would be the last non-farm dwelling split allowed for the geographical area encompassed by 4724 and 4680 Hayes Street.

The Board carefully reviewed the land maps that were provided. They discussed other possibilities on how to split the land in order to keep the required 330 foot lot width. They made several suggestions on how the land could be split and the measures the applicant would have to take to get to that point. The Board further suggested that the applicant do some more ground work and research on how he and his family would like to divide the land and the buildings on that land.

Thomas suggested that a survey be done on the land to determine a more accurate understanding of the relationship between the buildings and the requested splits.

Rasch considered all of his options that the Board had presented to him. He considered the required 330 foot lot width and the different variance requests that would have to be considered by the Board in order to keep the 330 feet.

The Board discussed tabling the request until June so the applicant could obtain some more information, discuss the matter with his family, and get a survey of the land. Thomas told Rasch he could amend the request if he decided to change the original proposed split, however he must meet the deadlines for publication.

Van Heulen offered a motion, supported by Pointer to table the variance requests for 4724 Hayes Street until June 27, 2011. Motion carried 5-0 in a roll call vote.

ZONING BOARD OF APPEALS ADMINISTRATIVE ITEMS

Thomas reviewed the annual reports that were given to the Board regarding the cases for 2010. She also reviewed the Code Enforcement Officer's report for 2010.

She stated that she received a request this week so there will be a meeting in March. She further stated that elections of officers need to take place tonight.

Stachowiak asked for nominations for Chairman.

Pointer offered a motion, supported by Van Heulen to elect Stachowiak for Zoning Board of Appeals Chairman. Motion carried 5-0.

Stachowiak asked for nominations for Vice-Chairman.

Roobol offered a motion, supported by Stachowiak to elect Pointer for Zoning Board of Appeals Vice-Chairman. Motion carried 5-0.

STAFF UPDATES

Thomas and the Board members discussed the different training options for the new members. Several comments were given on classes that were most helpful.

Van Heulen offered a motion, supported by Pointer, to adjourn at 9:05 p.m. Motion carried 5-0.

Respectfully submitted,

Bill Stachowiak
Chairperson

Sue Thomas
Planning Director

Recording Secretary