

**Exeter Township
Zoning Board of Appeals
Public Hearing Meeting Minutes
July 30, 2024**

Exeter Township Zoning Board of Appeals chairperson, Robert Strimpel, called the public hearing to order at 7:00 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Anthony Bruck, Don Miller, June Olson
and Robert Strimpel

Excused:

Guests:

NOTE: There were 2 township residents and other interested parties in attendance.

Introductions / Announcements:

ZBA Chairperson Robert Strimpel gave a brief introduction and stated the procedures to be used for this Public Hearing. Printed notice of this meeting and supporting documents were mailed / provided by the Exeter Township clerk to ZBA members. Don Miller reported that he did NOT receive his packet of information. Chairperson Strimpel will inform the township clerk that Mr. Miller did not receive notice of this public hearing. ZBA secretary, Roger Bezek reported that the notice of this Public Hearing was published in the Monroe News (newspaper).

Purpose of Public Hearing / Applicant:

A request for a variance from current Exeter Township zoning ordinance was filed on June 26, 2024 by property owner Michael Butler (9533 Exeter Road Carleton Michigan 48117) on parcel # 5806-036-007-00. The variance is requested for proposed construction of an accessory building in a front yard (in front of an existing home). The parcel is located in an AG (Agricultural / Residential district) and consists of approximately 1.6 acres. They purchased (and moved into) the property approximately the fall of 2023.

Copies of a site plan and aerial photo were provide to the ZBA members. The site plan indicated the approximate location of the current home, septic field, driveway, and location of proposed 40 foot X 30 foot accessory building 100 feet from the Exeter Road frontage. The parcel contains many mature hardwood trees, some which have been "thinned" and removed by property owner.

Applicants Statements / Comments:

Per Mr. Butler, the septic field which is located between the rear of the home and the property line prevents constructing any accessory building to the rear of the home. Likewise, there is insufficient set-back (from the property line) to establish any type of driveway to give access to the rear of the home. The rear of the property is prone to flooding and can be perennially wet ("swampy"). The adjacent property also "drains" through this part of the property. Mr. Butler also stated that the basement has flooded in the past. He has remove the rear attached deck and added a "patio" and new deck to the rear of the home. There were no building permits applied for this work and no inspections completed by the Exeter Township Building inspector(s).

With these limitations, the Butlers would like to construct an accessory building along the home's driveway, in the front of the (plane of) the existing home, in violation of current Exeter Township Zoning. The accessory building / barn would be of a "pre-fabricated" construction and used to store the applicants various trailers, tractors, and other personal property. There would be no commercial activity located with the building and would be screened from the road.

Mr. Butler also confirmed that the concrete footing and "slab" for this proposed building was poured on July 25, 2024 within one week of being contacted by Mr. Butler. Mr. Butler stated that he was told by the concrete contractor that he (the contractor) had "contacted the city" and "no permit was required". Mr. Butler authorized the contractor to proceed who again told Mr. Butler that "the permit was handled". The concrete was poured without obtaining an Exeter Township building permit or inspection. The ZBA members noted that this was after the zoning ordinance variance was filed (date stamped by township official on June 26, 2024).

Written Statements / Comments:

A letter from Amber Butler (spouse of Mr. Michael Butler) was read. She requested that a "hardship" variance be granted to locate an accessory building in front of the existing home.

Public Comment:

No public comments, questions or concerns were offered by residents in attendance.

Questions from ZBA Members:

Zoning Board of Appeal member reviewed the proposed accessory building / site map and had several questions for Mr. Butler.

Un-approved minutes

- Mr. Butler has been removing tress that are diseased or are not sound (infested with "ants" and removing the stumps. He has approximately 3 more trees to remove.
- The proposed accessory building would be screen with new planting including cultivated grape vines (per Mrs. Butler).
- The distance from the home and property line was estimated to be approximately 12 feet with a "usable" flat area of 10 feet wide for a potential driveway to access the rear of the property.
- ZBA members commented that approval of this variance could set a precedence.
- ZBA members also commented that having the concrete work completed before the ZBA committee's decision would be a "hardship" created by the applicant / property owner.
- ZBA members stated that they were familiar with the property and has observed the recent activities conducted by the property owner.

Zoning Board of Appeals Determination:

- ❖ **Motion: Roger Bezek, 2nd June Olson:** To grant a zoning ordinance variance to Mr. Michael Butler(address 9533 Exeter Road, Carleton Michigan 48117) to construct an accessory building located in the front of an existing home on parcel # 5806-036-007-00 approve the ZBA meeting minutes from

Roll Call Vote: Roger Bezek	<u>YES</u>
Anthony Bruck	<u>NO</u>
Don Miller	<u>YES</u>
June Olson	<u>YES</u>
Robert Strimpel	<u>NO</u>

Motion Carried.

Mr. and Mrs. Butler remained through the public hearing and the committee's vote.

Mr. Butler was informed that the ZBA committee was unhappy that the concrete work was completed before this hearing. He was also instructed to file for a building permit for both the concrete footing / foundation and concrete slab already established, so that the work could be inspected prior to any additional work is started. He was also asked to provide the contact information of the concrete contractor so the building department could contact this company to inform them of the township building and permitting requirements.

Un-approved minutes

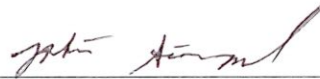
❖ Motion: Anthony Bruck, 2nd Don Miller: To adjourn the public hearing.

Motion carried.

The meeting was adjourned at 8:00 PM.

Respectfully submitted, _____


Roger Bezek, Secretary
Exeter Township Zoning Board of Appeals



Robert Strimple, Chairperson
Exeter Township Zoning Board of Appeals