

PUBLIC HEARING – Variance Request

CALL TO ORDER: 7:00 p.m. by Supervisor Paterek

MEMBERS PRESENT: Murray, Goetzinger, Job, Swiacki, Paterek

MEMBERS ABSENT: None

OPEN PUBLIC HEARING: Motion by Paterek seconded by Swiacki to open public hearing at 7:01 p.m.

Motion CARRIED

Public Comments:

Applicant Bob Grucz purchased the property about a year and a half ago. They have remodeled the farmhouse and want to sell it. The barns do not conform to the setbacks, he is asking for relief.

ADJOURN PUBLIC HEARING: Motion by Paterek seconded by Job to close the public hearing 7:06 p.m.

Motion CARRIED

SPECIAL MEETING: Public Hearing- Variance Request

CALL TO ORDER: 7 p.m. by Supervisor Paterek.

New Business:

Variance Request: Applicant – 4 Grand Farms LLC:

Motion by Swiacki seconded by Job to deny the request for variances to Parcel ID# 13-02-25-300-016 commonly known as 23625 33 Mile Road due to the fact that:

The requested variance violates Armada Township Zoning Ordinance #114, Section 2.03 4(f) Accessory Building to One-Family Residential Uses: Accessory structures 2,400 square feet or less in an area shall not be located within fifteen (15) feet of a property line. Accessory buildings over 2,400 square feet shall not be located within twenty-five feet (25) of a property line.

There are two barns noted on the map submitted by the applicant . One barn under 2,400 square feet which is only 14 feet 4 inches from the property line not meeting the 15-foot side yard setback and the other barn is over 2,400 square feet not meeting the required 25-foot side yard setback.

The variance shall cause both parcels to be divided in a manner that creates non-conforming side yard setbacks. Approving the two variances requested will cause non-conforming side yard setbacks which violates the Armada Township Zoning Ordinance requirement and does not conform to the spirit of the ordinance. The denial does not cause hardship to the applicant as the land is currently developed.

Ayes: Swiacki, Job

Nays: Murray, Paterek, Goetzinger

Motion FAILED

Motion by Paterek seconded by Swiacki the Land Division Act was a need for a variance and should be put in front of the Zoning Board of Appeals for consideration.

All Ayes

Motion CARRIED

ARMADA TOWNSHIP BOARD
23121 East Main
Armada, MI 48005

Special Meeting Minutes

November 21, 2023 7:00 p.m.

ADJOURNMENT: Motion by Paterek seconded by Job to adjourn the meeting at 7:47 p.m.

Motion CARRIED

Mary K. Swiacki, CMMC, MiPMC
Armada Township Clerk

John W. Paterek
Supervisor

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