

GOLDEN TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING
March 22, 2011

1. Meeting called to order by Vice Chairman Beattie. The pledge of allegiance was recited.
2. Roll Call: Beattie, Adams, Worth, Henderson, Whitney
3. Motion by Beattie to approve the agenda as presented, supported by Adams. All Ayes, motion carried.
4. Motion by Beattie to approve the minutes of the February 15, 2011 meeting, supported by Henderson. All Ayes, motion carried.
5. New Business: Variance request from David Richardson to divide a 2.9 Acre parcel into two parcels, one of 2 acres and one of .9 acres at 547 N 34th Ave.
6. Chairman Beattie opened the public hearing.
7. Request by applicant Richardson: to create two parcels from 2.9 acre parcel on the corner of Duck Road & 34th Avenue to preserve a place for him to live as they are being foreclosed on that parcel.
8. Zoning Administrator explanation: Minimum lot size in that district is two acres. Read Zoning Variance 18.7: states in part that variances can only be granted base on the lay of the land existing before the ordinance was enacted. This 2.9 acre parcel was created in 2003 by Land Division 03-02, therefore it doesn't meet this requirement. All 5 requirements stated in Section 18.7 have to be met, 4 out of 5 have not been met. (All conditions were read) It is my opinion that this variance cannot be approved because it doesn't meet all the conditions of Section 18.7.

There was no correspondence pro or con.
9. Chairman Beattie closed the public hearing.
10. The Board discussed submitted survey with property owner. Discussion on: Can't create a non conforming lot, can't keep 2 dwellings on 1 property-crates non conforming. Ag residential has to be a 2 acre parcel. Fine for non conforming is \$1,000.00

Motion by Whitney to deny the variance to divide the 2.9 acre parcel into a 2 acre parcel and a .9 acre parcel because it does not meet all the requirements of Section 18.7. Supported by Adams; voice vote: Whitney-yes, Beattie-yes, Henderson-yes, Worth-no, Adams-yes.

Adams motioned to adjourn, Whitney 2nd, All Ayes.

Beattie adjourned the meeting at 7:30 P.M.

Respectfully submitted,

Janet Redding
Recording Secretary