



69 Lincoln Lake Ave NE, Lowell

## ZONING BOARD OF APPEALS

February 23, 2023

### Minutes

The meeting was called to order at 7:00 p.m. by Gustafson, followed by the Pledge of Allegiance. Roll Call – O'Dell, Gillett, Gustafson, and Jarema present, Kutzli was absent.

Jarema motioned to approve the February 23, 2023, minutes as presented. Odell supported the motion. **All members voted yes; Motion carried.**

### 1. Variance request from Norman and Valerie Webber-14200 Thompson Dr.

- Norm and Valerie presented their project and explained the difficulties in complying with the ordinance. The board reviewed the survey presented.
- The board found that
  - given the amount of property in the floodplain, the location of the drain field, the unique shape of the lot, and that the lot is undersized due to court ordered zoning, the Webbers have very little usable yard space.
  - These extraordinary conditions don't generally apply to other properties. This project will not result in an increased financial return, the project is for the owner's right to have a usable garage.
  - Approving the project will not have adverse impact on adjacent properties as evidenced by the H.O.A. approving the plan, (the Webbers presented a written approval by Jamie Truba-Whaley, President of the Fallasburg Point Association) and Mark Crouch, 14150 Thompson Dr, spoke in favor of the Webbers building this garage.
  - Granting this ordinance does not result in use change, only relates to the property owner, does not materially increase the risk of fire, flood, or other dangers, does not materially increase traffic congestion, does not produce nuisance conditions, and does not impair the public health, safety, comfort or general welfare of the township residents.
- Odell motioned to approve the variance according to the Site Plan. Gillett supported the motion. **All members voted yes; motion carried.**

**2. Draft Ordinance Amendments** – the board discussed changes the township attorney had made to Gustafson’s proposed ordinance amendments and consented to recommend the changes and amendments to the Planning Commission.

**3.** Gustafson motioned to recognize the service of Bill Makuski. Bill’s professionalism and thoughtfulness are greatly appreciated and valued. O’Dell supported the motion. **All members voted yes; motion carried.**

Jarema motioned to adjourn the meeting. Odell supported the motion. **All members voted yes; Motion carried.** The meeting was adjourned at 8:00 p.m.

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Shantell Ford, Clerk

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Date Approved

DRAFT