

Golden Township Board of Appeals

June 21, 2011

Golden Township Hall

7:00 pm

Meeting called to order by Prudhomme at 7:00pm.

Present: Worth, Henderson, Beattie, Prudhomme, Zoning Administrator Whelpley.

Motion made by Henderson to approve the agenda, second by Worth, motion carried.

Motion by Worth, support by Beattie, to approve the minutes from March 22, 2011 meeting, motion carried.

Open Public Hearing regarding Variance for West Golden Church

-Zoning Administrator Summary:

-Property is zoned Agricultural/Residential. The request meets the requirements of Section 18.7 of the Zoning Ordinance because the church was constructed before zoning existed in the township. The property is 2 acres which is a conforming lot.

-The request is to build an accessory building on the property. The request is to have it 10' from the side line instead of the required 30' set back.

-Petitioner has filled out all the necessary paperwork.

-Petitioner:

-Discussed the map of the site and the location of the building compared to the house next door.

-Correspondence Pro: None

-Correspondence Con: None

-Public Comment Pro: None

-Public Comment Con: None

-Petitioner Rebuttal: Not necessary

-Zoning Administrator Summary:

-30' set back was originally created to separate agricultural areas from residential areas. This is not an issue at this site.

Close Public Hearing

-Discussion regarding variance standards

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the surrounding neighborhood or area. Met.
2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. Met.
3. That the granting of a variance will not be detrimental to the public welfare nor injurious to the property or improvements in the neighborhood or area in which the property is located. Met.
4. That the granting of such variance will not adversely affect the purpose of objectives of this Ordinance, and Amended June 8th, 2004. Met.
5. That the need for a variance is not the result of an action by the appellant. Met.

Motion by Beattie, support by Henderson to approve the request as submitted for the 10' set back for a 20X30 building, as the five required standards have been met.

-Discussion regarding the fact that the proposal was very well put together.

All yes, motion carried.

Worth made the motion to adjourn the meeting, seconded by Beattie.

Meeting adjourned 7:11pm.