

RAY TOWNSHIP ZONING BOARD OF APPEALS
MEETING MINUTES
TUESDAY, October 27, 2020 AT 7:00 P.M.
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Location: Ray Township Hall
64255 Wolcott, Ray, MI 48096

Present: Harold DeMan Jr., Chairman
Scott Mathews, Vice-Chairman
Marvin DeBuck, Secretary
Members: Tom Penzien
Betty Youngblood

Absent: None

Also Present: Steve Cassin, Planning Consultant & Lisa Hall, Planning & Zoning Clerk
Attendance record on file.

1. CALL TO ORDER- PLEDGE OF ALLEGIANCE AND ROLL CALL.
Chairman DeMan called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.
All members were present.
2. APPROVAL OF AGENDA
MOTION by Penzien supported by Mathews to approve the agenda as presented.
MOTION carried.
3. APPROVAL OF MINUTES: July 28, 2020
MOTION by Penzien supported by Youngblood to approve the meeting minutes of July 28, 2020 as presented.
MOTION carried.
4. Scheduled Public Hearings-
 1. Request to vary Section 402, Yard Dimensions, Minimum Front Yard setback for 23000 27 Mile Road, Parcel 21-05-36-100-030, James Sape, Applicant.

Chairman DeMan advised the public hearing is not necessary and Mr. Cassin will provide his review.

Mr. Cassin, Planning Consultant presented his findings and recommendation dated October 21,2020 as follows:

Variance Review

This supersedes the original review dated October 21, 2020.

GENERAL INFORMATION

Applicant: James Sape
Location: 23000 27 Mile Road
Property ID: 21-05-36-100-030 (Case No. PZBA-20-003)
Size of Parcel: 2.22 acres
Action Requested: Variance to allow accessory structure in the front yard

PROPERTY CHARACTERISTICS

The property, located on the south side of 27 Mile Road west of North Avenue, is currently zoned I-R Residential and is developed with a recently constructed single-family home. The home is set back approximately 131 feet from the centerline of 27 Mile Road. The dimensions of the property are 500 feet in width, and 194 feet in depth.

ANALYSIS OF VARIANCE REQUEST

The applicant is proposing to construct a 2,000 square foot pole barn, partially within the front yard. Since the preparation of the initial review letter, it has been determined that the property is actually zoned I-R, Industrial Residential, instead of R-1, Agricultural Residential.

Within the I-R district, there are no requirements that restrict an accessory building from being constructed in front of the principal building. Therefore, a variance is not necessary.



Approximate Location of the Existing Features on the Property in Relation to the Proposed Accessory Building

**MOTION by Penzien supported by Mathews to receive and file planners review as presented.
MOTION carried.**

5. Report from the Planning Commission Representative:

Penzien stated the planning commission has approved some amendments to the zoning ordinance they have been forwarded to the Township Board for approval. Work on the Master Plan update will begin in 2021.

6. Public Comments. None

7. Adjournment

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MOTION by Mathews supported by DeBuck to adjourn the meeting at 7:07p.m.
MOTION carried

Harold DeMan, Chairman

Marvin DeBuck, Secretary

Date

Respectfully submitted,
Lisa Hall, Recording Secretary