

Ray Township Zoning Board of Appeals  
Meeting Minutes  
Tuesday, April 26, 2016 at 7:30 p.m.

Location: Ray Township Hall  
64255 Wolcott, Ray, Michigan 48096

Present: Tom Hancock, Chairman  
Marvin DeBuck, Vice Chairman  
Rita Harman, Secretary  
Harold Deman, Jr.  
Gary Engel

Also present - Lisa Hall, Planning Director, Jerry Schmeiser and Jack Dailey, Township Planners, and 5 residents.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL.  
Mr. Hancock called the meeting to order at 7:30 p.m. The Pledge of Allegiance was recited.  
Hancock, DeBuck, Harman, Deman and Engel present.
2. APPROVAL OF AGENDA.  
Chairman Hancock requested to add the election of officers to the agenda at 5a.  
**MOTION by Ms. Harman to approve the agenda as revised, supported by Mr. DeBuck. Motion carried.**
3. APPROVAL OF THE MINUTES – January 27, 2015.  
**MOTION by Mr. DeBuck to approve the minutes of January 27, 2015, supported by Mr. Deman. Motion carried.**
4. SCHEDULED PUBLIC HEARINGS – a. Zuehik – 63295 Romeo Plank – 05-18-400-018 – Two (2) variances: #1. Variance request to create an L-shaped parcel with less than 150' of frontage. #2. Variance request to create a lot with less than 90,000 square feet.

Mr. Hancock reviewed the rules and summarized the process for a public hearing.

**MOTION by Mr. Engel to open the public hearing on the request from Mr. Zuehik 63295 Romeo Plank – 05-18-400-018 – Two (2) variances: #1. Variance request to create an L-shaped parcel with less than 150' of frontage and #2. Variance request to create a lot with less than 90,000 square feet, supported by Ms. Harman. Motion carried.**

Mr. Ken Zuehik, 63295 Romeo Plank, explained he purchased this property, is hoping the land would be worth a little more if the variance is approved; and he would have more land to enjoy.

Mr. Dailey spoke at this time explaining the Planners' recommendation distributed to the Board. He encouraged the Board to approve this variance based upon the recommendations as submitted by the consultants.

Commented [1]:

Seeing no public comments, Mr. Hancock asked for a motion to close the public hearing.

**MOTION BY Ms. Harman to close the Public Hearing, supported by Mr. DeBuck. Motion carried.**

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Ms. Harman commented she was in agreement with what the petitioner is going to do. She said it would only affect the back of the parcel. Ms. Harman detailed her support for the variance and commented it would not adversely affect the neighbors.

Mr. Deman said he received no complaints from the neighbors; he received an email of approval from neighbors.

Mr. Engel advised he concurred with the rest of the Boards' comments, and felt the improvement was beneficial going forward.

**MOTION BY Ms. Harman to approve the request of the petitioner, Kenneth Zuehik and Little Zion Church for a variance to Township Ordinance: Section 400 (R-1 Agricultural Residential 90,000 sq. ft.) (permanent parcel No. 05-18-400-018, 63295 Romeo Plank Rd; located on the west side of Romeo Plank Rd., north of 29 Mile Rd.) based on the opinion of our Planners' which include the three points included in their recommendation as follows:**

- The approval of the variance applied for would do substantial justice to the applicant as well as to other property owners in the district as noted above given that the variance will acknowledge measurement that does not impact any adjoining parcels, buildings or public ways either on subject site or adjacent parcels.**
- The applicants did not create the need for a variance; they propose to divide subject property based on the record that Parcel 3 is now in compliance with the zoning ordinance as presently configured. Granting of the variance allows Parcel 3 to be added to Parcel A, and therefore increase its land area to become closer to the zoning ordinance standard for land area. The resultant parcel improves the usability of Parcel A as a residential lot which is to the benefit of adjoining parcels.**
- The resultant parcel does not involve or impact in any way the minimum frontage requirement but it must be noted that the existing residence, garage, and out building are each in compliance with the setback requirements for the R-1 District and nothing could be done given ownership of parcels involved to improve the frontage limitation for Parcel A as part of this request.**
- The variance does not conflict with the Master Plan.**

**Motion Supported by Mr. Deman.**

**A Roll Call Vote was taken:**

**Ms. Harman    yes**

**Mr. Deman     yes**

**Mr. DeBuck    yes**

**Mr. Engel      yes**

**Mr. Hancock   yes**

**Motion carried. Vote of 5-0.**

5. OTHER MATTERS TO BE REVIEWED BY THE ZONING BOARD OF APPEALS

A. ELECTION OF OFFICERS

Chairperson

**MOTION BY Mr. DeBuck to re-elect Tom Hancock as Chairperson of the Ray Township Zoning Board of Appeals for 2016, supported by Mr. Deman. All yes. Motion carried.**

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Vice Chairperson

**MOTION by Mr. DeBuck to elect Mr. Deman, Jr. as Vice Chairperson of the Ray Township Zoning Board of Appeals for 2016, supported by Mr. Engel. All yes. Motion carried.**

Secretary

**MOTION by Mr. Deman to re-elect Ms. Harman as Secretary of the Ray Township Zoning Board of Appeals for 2016, supported by Mr. DeBuck. All yes. Motion carried.**

6. REPORT OF PLANNING COMMISSION REPRESENTATIVE –  
Mr. Hancock suggested the other members of the Commission attend the Township Board Meetings. He reported the Board is updating several Zoning Ordinances. The Master Plan Public Hearing is scheduled for May 10, 2016.
7. PUBLIC COMMENTS – none
8. ADJOURNMENT –  
**MOTION by Mr. DeBuck to adjourn the meeting at 7:57 p.m., supported by Mr. Deman. Motion carried.**

\_\_\_\_\_  
Tom Hancock, Chairman

\_\_\_\_\_  
Rita Harman, Secretary

\_\_\_\_\_  
Date

Respectfully submitted,  
Marcia Jamroz  
Recording Secretary