

Springvale Township Planning Committee

Regular Meeting Minutes for August 28, 2023

Members present: Becky Fettig, William Shorter, Joel Kato, Stan Royalty.

Members absent: James Scott

- I. Call to order: Acting Chairman Stan Royalty brought the meeting to order at 7:00.
- II. Minutes: Bill Shorter made a motion to accept the minutes from July 24th. Becky Fettig seconded this motion. The minutes were approved by a vote of 4 to 0.
- III. Public Comment: There were no public comments.
- IV. Reports: There were no reports given.
- V. Old Business: Nothing to report.
- VI. New Business:

Case #PZBA 23-006: A request by Nancy Freeman for a front yard (roadside) setback variance of up to 18 feet to apply to a garage to be attached to an existing residence at 7127 Stanley Court in Springvale Township. The proposed garage is located 22' from the road right-of-way (ROW). The existing garage is 16' from the ROW. The area of the existing garage in the setback is 528 square feet. The proposed garage would have only 448 square feet in the front setback.

Per the request of Emmet County Zoning Administrator Tammy Doernenburg, the Springvale Planning Board held general discussion regarding this proposed project, as well as discussing the five-dimensional variance standards contained in Section 23.01 Board of Appeals Variance: Nonconformities. The results of that discussion are as follows:

Standard 1. That the practical difficulty was not created by an action of the applicant or property owner (self created); and either existed at the time of adoption of the requirement from which the variance is requested, or is necessary as the result of governmental action such as a road widening.

The Springvale Planning Board finds that this standard has been met. The practical difficulties in this proposed project were caused by the road being widened, not through any actions undertaken by the applicant.

Standard 2. That the strict compliance with the regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

The Springvale Planning Board finds that this standard has been met. Due to the location of the existing well head, as well as drainage locations on the property, strict compliance with the existing regulations would be unnecessarily burdensome.

Standard 3. That the requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The Springvale Planning Board finds that this standard has been met. Due to the location of the existing well head, as well as drainage locations on the property, the variance being requested represents the minimum dimensions necessary to provide substantial justice to all parties (applicant and other property owners alike).

Standard 4. That the requested variance will not cause an adverse impact on surrounding property values, or the use and enjoyment of property in the neighborhood or zoning district.

The Springvale Planning Board finds that this standard has been met. The requested variance will not adversely impact surrounding property values. Springvale Planning Board feels that quite the opposite will be the result and property values may increase because of this proposed project. Additionally, the Springvale Board feels that the proposed project and placement of the new garage would result in an increase in safety along Stanley Court. The proposed new garage will be located further from the road and provide motorists with better sight lines relative to vehicles that may be leaving the new garage.

Standard 5. That the zoning variance shall not increase any inconsistency that may exist between the zoning ordinance or structures or uses and any airport zoning regulations, airport layout plan, or airport approach plan.

The Springvale Planning Board finds that this standard is met as it is not applicable.

After thorough discussion of this case, Bill Shorter made a motion to **approve** PZBA23-006, Nancy Freeman for a front yard (roadside) setback variance of up to 18 feet to apply to a garage to be attached to a residence at 7127 Stanley Court, Section 29, Springvale Township, tax parcel number 24-14-17-29-326-001 as shown on the site plan dated August 14, 2023 based on the facts presented in this case. Becky Fettig seconded this motion. This case was approved by a vote of 4-0.

- VII. Public Comment: There were no additional public comments.
- VIII. The meeting was adjourned at 7:35pm.

_____ Authorized Signature

** SPC minutes are “not approved” until accepted at a subsequent SPC meeting, and/or signed by the Chairman, Acting Chairman or Secretary

Springvale Planning Committee Meeting

Visitor Sign In Sheet Date 08.28.23

Name:

Address:

Brooke Woodham

Nancy Freeman

Ken Freeman

7127 Stanley Ct. Petoskey MI
" " " "

Springvale Township Planning Committee
Regular Meeting Minutes for July 24, 2023

Members present: Becky Fettig, James Scott, William Shorter.

Members absent: Joel Kato, Stan Royalty.

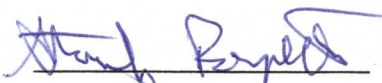
- I. Call to order: Chairman Scott brought the meeting to order at 7:00.
- II. Minutes: The minutes for March 27, 2023 were approved by a vote of 3 to 0.
- III. Public Comment & Visitors: The meeting was attended by Matt Bricker.
- IV. Reports:
- V. Old Business:
- VI. New Business: Case #PSUP23-012; A request by Matt Bricker for a Special Use Permit for a development at the corner of E. Mitchell Rd. and Hopper Rd.

After discussion a motion was made by Bill Shorter to approve PSUP23-012. Matt Bricker for site plan review for an eight (8) parcel land division on property located at 10318 E. Mitchell Rd., Section 23, Springvale Township, tax parcel 24-14-20-23-100-002, as shown on the site plan dated received July 10, 2023 because the standards for a land division have been met, Emmet County Road Commission standards have been met, with the following conditions: Fire Department standards must be met, the drainage plan standards are waived based on large lot size. Exceptions are granted per Section 22.08.7 for the road engineering. The Main Road will continue to the last two drives. The private drives will be a minimum of 15 feet in width. There will be a turn around at the south end of the main road. The motion was supported by Becky Fettig. The motion carried by a vote of 3 to 0.

The proposed Text Amendment for the Planned Unit Development Residential Overlay (PUD-RO) was reviewed and discussed. All members present recommended that the new PUD-RO be sent forward to the Board of Commissioners with a recommendation to approve.

- VII. Public Comment: There was no Public Comment.

- VIII. Adjournment: 7:50 pm.

 Authorized Signature

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