

Milton Township
Zoning Board of Appeals
Meeting Minutes
October 10, 2019

Members present: Chairman Anderson, Atkinson, Jankowski, Burdo, Kingon & Gray
Absent: Kopkau

Anderson called the meeting to order at 7:05 pm and the pledge was recited.

Approval of Agenda:

Motion to approve the agenda by Atkinson/Jankowski. Motion carried.

Variance Request: #2019-01: Owners Cathy C. Catallo and Mark R. McAlpine are requesting a variance request for their property tax # 05-12-430-020-30. They are requesting a variance from the Chapter 19 Milton Township Private Road Ordinance to allow for a land division of their parcel now under one property tax number as one property. They are seeking to create from the one parcel #2 and #4.

Anderson discussed the public hearing procedure process with the applicants and the audience.

Mark McAlpine gave a brief presentation regarding his request to split his 13-acre parcel into 2 separate properties. It's unusual because there have been separate surveys since 1987. The Milton Township Planning Commission could not grant relief due to the current private road not meeting the Antrim County Road Commission requirements. The property is located at the end of a cul-de-sac that exceeds Milton Township's private road width requirement of 22', and would not impact any adjacent properties.

Anderson asked if anyone would like to speak for or against.

Lyn Chappell @ 4857 Ridge Lane was opposed to the split stating Weathertop subdivision had enough parcels and felt that adding more created additional burden to the homeowners association.

Anderson read a letter of support from Donald Guateri @ 4905 Ridge Lane.

Anderson read a letter of approval from Milton Township's Fire Department which is a requirement if the planning commission was able to grant relief from the private road ordinance.

Atkinson stated she did not have a problem in approving this variance request based on the fact that the planning commission could have granted relief but did not meet Antrim County Road Commission requirements for private roads, and approval was given from the Milton Township Fire Chief, the cul-de-sac was 96' in width and the 22' road width exceeds private road requirements.

Jankowski asked if the parcel in question was in existence prior to the private road ordinance. Mr. McAlpine answered yes, there's a separate survey dated 7-21-1987.

Anderson agrees with Atkinson, therefore, approves granting the variance request.

Jankowski stated he didn't have a problem with the variance request, therefore, is in support.

Kingon stated he was in support of granting the request.

Gray also stated he was in support of the variance request.

Burdo stated he felt the variance request should be granted.

Motion by Atkinson to approve the variance request based on the finding of fact relating to ordinance 117.1905 & 117.1905 B2. Seconded by Kingon.

Jankowski supports the variance request citing the parcels existed prior to the private road ordinance and felt the variance request should be approved based on ordinance 117.1905

Kingon supports the variance request citing the 25 lots have been exceeded, having received a letter of approval from the Milton Township Fire Chief, and on ordinance 117.1905.

Anderson supports the variance request based on ordinance 117.1905.

Gray also is in support of the variance request based on 117.1905

Burdo agrees with supporting the variance request based on 117.1905

Motion carried: 6:0

Minutes by Atkinson