

Charter Township of York Zoning Board of Appeals
Tuesday, August 20, 2019
York Township Hall

Call to Order 7:30 PM by Chairman Jack Valentine.

Board members present: Jack Valentine, Jane Kartje, Mike Dale, Mike Kempf. Absent: Brian Iott.
Quorum present.

No public comments heard. Previous meeting notes accepted. Mike Kempf motion, Jane Kartje second. Discussion: none. Voice Vote: Aye: 4; Nay: 0; Absent: 1. Carried.

Close regular session of meeting and open the hearing at 7:35 pm: Mike Kempf motion, Jane Kartje second, Roll call vote: Yes Kartje, Valentine, Dale, Kempf; No: 0; Absent: 1. Carried 4-0-1.

New Business

Review a variance request from Mark and Chantel Masten to the York Charter Township Zoning Ordinance #65, Article 3.0, General Provisions, Sect. 3.09, Accessory Structures & Uses (A-2), Side & Rear Yard Only; Parcel #S19-17-100-003.

Homeowners are requesting a driveway permit and a house location that is normally not allowed because a barn/shed would be in front of the house. The homeowners stated that they were making the request because the Washtenaw County Road Commission (WCRC) had denied their application for a driveway on Moon Road. A note from WCRC was presented stating that the Moon Road driveway location might offer a traffic hazard and that the application was being denied. WCRC suggested that the Judd Road location for the driveway might be safer. The problem for which the Mastens are asking relief is that this driveway location would drive a different location for the house that would then be in violation of the York Charter Township Zoning Ordinance against outbuildings ahead of the house.

Drawings of the property and the location of the barns and sheds were presented. Quotations as to the cost of moving or replacing the buildings were also presented. There was discussion and input from Tom Toth, York Charter Township Zoning Administrator, as to the merits of the case and reasonableness of the WCRC denial of the Moon Road driveway location.

A motion was then offered by Jane Kartje to close the hearing at 8:02 p.m. Mike Kempf seconded. Discussion: none further. Voice Vote: Yes: 4; No: 0; Absent: 1. Carried 4-0-1

There was then a discussion by the ZBA members on the merits of the case. The Standards of Determination (Article 19, letters D) were individually reviewed and each point discussed.

It was determined that the Mastens had met the Standards of Determination.

A motion was offered by M. Dale to approve the variance, Seconded by Mike Kempf. Discussion: none further. Roll call vote: Dale yes, Valentine yes, Kartje yes, Kempf no; absent: one. Carried 3-1-1.

Motion to adjourn the meeting at 8:30 pm by Mike Dale, seconded by Mike Kempf. Roll call vote: Dale yes, Valentine yes, Kempf yes, Kartje yes; no: none; absent: one. Carried 4-0-1.

Respectfully submitted,

Mike Dale, Acting Secretary
York Charter Township Zoning Board of Appeals