

Casco Township
4512 Meldrum Road
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Zoning Board of Appeals
Administrative Meeting
January 14, 2016
7:00 PM

Call to Order

Chairman Pankiewicz calls the meeting to order at 7:00 PM with the Pledge of Allegiance.

Present: S. Bishop, D. Goulston, H. Mancini, S. Pankiewicz

Absent: D. Allagreen

Motion – To Approve Minutes

S. Bishop moves to approve the minutes of the October 22, 2015 Zoning Board of Appeals meeting. H. Mancini seconds the motion. M/C

Motion - to Approve Agenda

D. Goulston moves to approve the agenda as submitted. S. Bishop seconds the motion. M/C

NOMINATION OF ZONING BOARD OF APPEALS OFFICERS FOR 2016

- S. Pankiewicz nominates D. Goulston as Secretary of the Zoning Board of Appeals. S. Bishop seconds the nomination. M/C
- D. Goulston nominates S. Pankiewicz as Chair of the Zoning Board of Appeals. S. Bishop seconds the nomination. M/C
- D. Goulston nominates S. Bishop as Vice Chair of the Zoning Board of Appeals. H. Mancini seconds the nomination. M/C

Motion – CLOSE NOMINATIONS & ELECT OFFICERS

D. Goulston moves to close nominations and elect the nominees by acclamation. S. Bishop Seconds the motion. M/C

ZONING BOARD OF APPEALS OFFICERS ELECTED FOR 2016:

The officers of the Casco Township Zoning Board of Appeals for 2016 are:

Chair – S. Pankiewicz
Vice Chair – S. Bishop
Secretary – D. Goulston

MEETING DATES YEAR 2016 -17

Motion – To establish meeting dates

D. Goulston moves to establish the following meeting times and dates. Meetings will be held at the Casco Township Hall, 4512 Meldrum Road, Casco Township 48064 and begin at 7:00 PM. Administrative meetings will be held on the following dates:

Thursday, April 14, 2016
Thursday, July 14, 2016
Thursday, October 13, 2016
Thursday, January 12, 2017

D. Bishop seconds the motion. M/C

Variance 2015-1 Extension Request

Mr. Petrella is present at the meeting and states that he is requesting an extension to meet the requirements of Variance 2015-1 to permit the construction of an accessory building in front of the residence.

He explains that the contractor hired to construct the building failed to perform. Hiring a new contractor is necessary and construction cannot begin until the spring.

Mr. Petrella asks if changes in the details of the way the building will be constructed require action by the Zoning Board. Supervisor Ruemenapp is present and states that as long as the dimensions and location remain the same, as specified in the variance and site plan, no new applications would be necessary. Members of the Zoning Board concur.

Motion to grant extension

D. Goulston moves to grant a one year extension for Variance 2015-1 for the construction of the accessory building contingent on the completion of all required inspections within the extension period. H. Mancini seconds the motion.
M/C

Variance 2016-1

Casco Township requests a variance to Zoning Ordinance #30 Section XIII 12.02 Section O road setback requirements and to 12.03 rear yard setback requirements to permit the renovation and expansion of the Casco Township hall as follows:

1. A road setback of 80 feet instead of 140 feet required by the ordinance which is about 13 feet less than the existing setback of 93.13 feet.
2. A rear yard setback of 32 feet which is three feet less than the 35 foot setback required by the ordinance instead of the current setback of 50.2 feet.

Reasons for the variance request:

1. Lot size limitations do not allow for needed expansion to the Township Hall.
2. The variance would permit a reasonable expansion of the Township Hall
3. No viable expansion of the Township Hall providing the needed space is possible without a variance to the setback requirements of the Zoning Ordinance.
4. The Township Hall is the only township facility.
5. The Township Hall is located in the exact center of the Township.
6. The current building was legally constructed before the current setback provisions were adopted which created the current non-conformity.
7. Granting the variance would allow updating and expanding the facility to better serve the residents of community.
8. Since the building is non-conforming the variance necessary for construction to proceed.
9. The change in setback requirements provided by granting the variance are small with respect to the building as currently exists.

Motion to grant Variance 2016-1

S. Bishop moves to grant the variance 2016-1 as requested by the Township. H. Mancini seconds the motion. M/C

Motion to Adjourn

S. Bishop moves to adjourn the meeting. H. Mancini seconds the motion. M/C
The meeting adjourned at 7:20 PM.