

**Cannon Township Zoning Board of Appeals
Regular Meeting Held Tuesday, December 17, 2013 at 6:00 PM**

Business Agenda Items: ZBA 13-9 Ron & Beth Wierenga

Members Present: Hanna (ALT), Eslinger, Levan, McBrien, and Warmbier

Members Absent: Van Keulen

Staff Present: Zoning Administrator Lovelace

The invocation was offered by Commissioner Levan

Approval of Minutes as drafted: Motion: McBrien. Support: Levan. Voice vote: Yes – 5, No – 0. Motion carried.

Public Hearing (time open 6:10 p.m. and closed 6:16 p.m.):

Public Comments: Steve O'Dette 5079 Giles asked what the purpose of the dwelling is. Teena Quinn 9131 6 Mile asked if the purpose is going to be to have multiple families living there. She also asked what the DEQ's position is on this because there is a bridge going over Bear Creek to access the property. Ms. Vogel 9109 6 mile says it looks like a Mother-in-Law apartment, which would be fine for the current resident, but what will happen when they move? She also mentioned that people finish their basement for this purpose. Robert McCarthy 8989 6 Mile Rd asked how many square ft. The applicant indicates that it is just under 6,000 sq ft.

Pending Business: None.

New Business: ZBA 13-9 Ron & Beth Wierenga

Scout Blouw (Scott Christopher Homes) described the proposed home plans and property. He also reviewed his comments within his letter to Zoning Administrator Julie Lovelace dated 11/5/2013.

Board Comments: Eslinger stated that multiple units tied together could be considered single family if they interpret this application as such. Eslinger saw this as an intent to separate families or generations. Hanna stated that if the decision is based on the foundation, we are opening ourselves up for like applications in the future. Levan saw two completely separate living areas. If a door were put between the two, they could live independently of each other. Warmbier stated that this could become a tenant/landlord situation. Levan stated a new owner could take that opportunity. McBrien stated that the fact that it sits on such a large, beautiful property makes us forget the fact that this still is a two-family dwelling. He agreed with Planner LeBlanc's assessment. Warmbier stated that perhaps this should be considered during Master Plan and Zoning Ordinance updates. He also stated that there is plenty of property there to split for two separate dwellings. Mr. Blouw stated that he feels that the ZA interpretation is dictating design. He also stated that, when building a multimillion dollar home, the intent is not to create a rental. The homeowner is willing to attest that this will be used as a single-family structure. McBrien stated that his fear is the precedent this would set, not necessarily the intent of this owner.

Move to uphold Zoning Administrator Lovelace's interpretation that the structure is two dwelling units. MOTION: Eslinger. SUPPORT: Hanna. Roll call: Hanna – Yes, Eslinger – Yes, Levan – Yes, McBrien – Yes, Warmbier – Yes. Motion carried 5-0.

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Adjournment: 6:35 p.m.

Next Meeting: No applications were received for January.

Julie Lovelace
Zoning Administrator

Wade Van Keulen
Chair, Zoning Board of Appeals