

**Cannon Township Zoning Board of Appeals  
Regular Meeting Held Tuesday, May 20, 2014 at 6:00 PM**

**Business Agenda Items:** ZBA 14-3 Ruth Kaminski

**Members Present:** Betten, Hanna, Levan, McBrien, & Van Keulen

**Members Absent:** Eslinger

**Staff Present:** Zoning Administrator Julie Lovelace

The invocation was offered by Commissioner Van Keulen

**Move to approve minutes from March 18, 2014 as written. Motion: Mc Brien. Support: Levan. Voice vote: Yes – 5, No – 0. Motion carried.**

**Public Comments:** None.

Public hearing for ZBA 14-3 open 6:05 p.m. - Ruth Kaminski spoke concerning her application. She believed that this is a unique situation based on the last variances given to Wiersma and Geer, who were not part of the Association. She felt that this took her right to the last lot to go in without upgrading the trail. Those two did not have a cut into Shawkoto, but hers already has a paved cut. This shows the intention to build on that lot. She did not feel that this is self created, but created by whoever created the easements. The neighborhood does not want to upgrade the road.

Paul Geer 5959 Cannonsburg road – Was not opposed to the variance for Ruth.

Steve Ragsdale 5460 Shawkoto Trail – He sent the cost breakdown to upgrade Shawkoto to attorney Van Essen, which the Township has not yet received. This was divided 11 ways and the cost is \$3,976 per person, assuming that the ZBA would allow Ruth the variance. Van Essen said it would only be considered if a turn-around for emergency vehicles would be provided. He would like Fire Chief to look at that and offer input on that. They would also like to expand the entrance to Shawkoto. He sent a letter to all property owners sharing this information. Ragsdale mentioned a \$500/person fee for expansion on Cannonsburg. Lovelace will look into this. Ragsdale asked for time to save money and pay to expand.

Kaminski felt that last time it was clearly stated that the variance could only be looked at individually. She stated that it is unfair that the previous two were given variances without a “deal” to upgrade the road and the Board needs to look at this the same way they did last time.

Rick DeGraaf 5530Shawkoto Trail - would not be opposed to put a shoulder on the road on the west side.

Public Hearing for ZBA14-3 closed 6:15 p.m.

**Pending Business:** None.

**New Business:**

ZBA 14-3 Ruth Kaminski  
5430 Shawkoto Trail Belmont MI 49306  
41-11-20-300-042

The applicant appeals a decision under Zoning Ordinance Section 19.08 (Standards for Private Roads Serving 10 or more lots) and asks the Board to grant relief from this ordinance.

Van Keulen felt that Kaminski was correct that this was a unique situation. He also stated that they need to consider the safety of all residents on that road. Hanna mentioned that the previous situation was a land-locked situation. He sympathized with Ruth, but these cases are different. Hanna drove the road and it is very narrow. There are drop-offs along the road. Pumper trucks going back and forth could go off of the road easily. He did not want to get into the cost of upgrading the road, as the Board does not know what the cost would be. He did not want to open up the Township for legal ramifications if upgrading this road was not addressed. Levan wondered if the Fire Chief should look at the road prior to making a decision.

McBrien was inclined to take the offer to make improvements without having to upgrade to Township standards. He stated this situation is different than the one previous with Geer and Wiersma. He felt that they should table it for Fire Department input.

Van Keulen felt that if easier access into Shawkoto and safety vehicles could be accommodated, that he would pass the variance. Hanna concurred.

**Move to table discussion for 60 days until the Fire Chief and Engineer can take a look at the road and give input. MOTION: Mc Brien. SUPPORT: Hanna. Roll Call: Betten - Yes, Hanna - Yes, Levan - Yes, McBrien - Yes, & Van Keulen – Yes. Motion carried 5-0.**

**Adjournment:** 6:40 p.m.

**Next Meeting:** No applications received for June. Next meeting July 15, 2014

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Julie Lovelace  
Zoning Administrator

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Mike Hanna  
Chair, Zoning Board of Appeals