

**NOTICE  
REQUEST FOR VARIANCES  
ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Charter Township of Springfield will hold a meeting on Thursday, March 16, 2006, beginning at 8:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, Michigan to hear the following appeals:

OLD BUSINESS: none

NEW BUSINESS:

1. Johathan Penrose, 10318 King Rd., Davisburg, MI 48350, to allow a fifteen (15) foot front yard setback rather than the fifty (50) foot setback required per Section 25 of Zoning Ordinance 26. P.I. #07-10-402-038.
2. Howard Friedlaender, HEFCO Forest Hills, LLC, 5138 Village Commons Dr., West Bloomfield, MI 48322, for relief from site plan review of a new public road to access land divisions per Section 18.07 of Zoning Ordinance 26. Subject parcel is vacant land located on the south side of Rattalee Lake Rd., west of Tindall and east of Eaton roads. P.I. 07-07-200-010.
3. Chad Scott, 40361 14 Mile Rd, Novi, MI 48377, to allow a fifty (50) foot front yard setback rather than the required seventy-five (75) foot front setback, and to allow a fifteen (15) foot side yard setback rather than the required twenty-five (25) side setback, as required per Section 25 of Zoning Ordinance 26, to construct a home. Subject parcel is vacant land located on the west side of Ormond Rd., south of Neal and north of White Lake Rd.. P.I. 07-31-451-008.

NOTICE IS FURTHER GIVEN, that the maps and variance requests may be examined at the Springfield Township Clerk's Office, 12000 Davisburg Rd., Davisburg, MI 48350 during regular office hours Monday through Friday. Written comments may be submitted to the Clerk's Office until the date of the meeting. Anyone needing a special accommodation at the meeting should contact the Township Clerk at least two (2) business days in advance. 248-846-6510.

NANCY STROLE, Clerk  
Charter Township of Springfield

**Springfield Township  
Zoning Board of Appeals Meeting  
Minutes of March 16, 2006**

**Call to Order:** Chairperson Wendt called the March 16, 2006 Regular Meeting of the Springfield Township Zoning Board of Appeals to order at 8:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

**Attendance:**

**Board Members Present**

Skip Wendt  
Collin Walls  
Frank Aiello

**Board Members Absent**

Jim Carlton  
Dean Baker

**Staff Present**

**Approval of Agenda:**

- ★ **Board Member Walls moved to approve the agenda as published. Board Member Aiello supported the motion. Vote on the motion. Yes: Wendt, Walls and Aiello; No: none; Absent: Carlton and Baker. The motion carried by a 3 to 0 vote.**

**Approval of Minutes: November 17, 2005 & December 7, 2005**

- ★ **Board Member Aiello moved to approve the Minutes of November 17, 2005 as circulated. Board Member Walls supported the motion. Vote on the motion. Yes: Wendt, Walls and Aiello; No: none; Absent: Carlton and Baker. The motion carried by a 3 to 0 vote.**
- ★ **Board Member Walls moved to approve the Minutes of December 7, 2005 as circulated. Board Member Aiello supported the motion. Vote on the motion. Yes: Wendt, Walls and Aiello; No: none; Absent: Carlton and Baker. The motion carried by a 3 to 0 vote.**

Board Member Walls noted in regard to the Minutes of October 20, 2005, an error was made in the motion. The motion stated a request for a front yard setback of 46 feet rather than 50 and it should be 46 feet rather than 75 feet.

- ★ **Board Member Aiello moved to correct the October 20, 2005 minutes as noted. Board Member Walls supported the motion. Vote on the motion. Yes: Wendt, Walls and Aiello; No: none; Absent: Carlton and Baker. The motion carried by a 3 to 0 vote.**

**New Business:**

1. Jonathan Penrose, 10318 King Rd., Davisburg, MI. Parcel I.D. # 07-10-402-038

The applicant is requesting a 15 foot front yard setback rather than the 50 foot setback required.

Mr. Penrose is present in regard to this request.

Board Member Walls said the new covered porch is a 4 ½ foot porch that widens out to a 6 foot covered porch and asked why it is not uniform? Mr. Penrose said he thought the 6 foot area at the new front door would be a greeting area. Board Member Walls asked if it is critical or would there be a problem if there were a 17 foot front setback instead of the proposed 15? Mr. Penrose said it would make the doorway more cramped and he is moving the door from inside where the carport is because that will now be the garage.

Mr. Calvin Bordine, 9930 King Rd., commented that the house now looks poor and he would be in favor of the requested variance.

- \* Board Member Walls moved that the requested front setback of 15 feet rather than the required 50 feet and the existing 22 feet be approved as the request will make a significant improvement in the architectural character of the home and it will assist in making a more functional and reasonable use of the property. Board Member Aiello supported the motion. Vote on the motion. Yes: Wendt, Walls and Aiello; No: none; Absent: Carlton and Baker. The motion carried by a 3 to 0 vote.**

2. Howard Friedlaender, HEFCO Forest Hills, LLC, 5138 Village Commons Dr., West Bloomfield, Michigan. Property is vacant land located on the south side of Rattalee Lake Rd., west of Tindall and east of Eaton Rd. Parcel I.D. # 07-07-200-010.

The applicant is requesting relief from site plan review of a new public road to access land divisions per Section 18.07 of Zoning Ordinance 26.

Mr. Friedlaender is present in regard to this request.

- \* Board Member Walls moved to grant the request to waive the provisions of Section 18.07 in this particular instance for a public road because requiring site plan review by the Planning Commission over something where they have no jurisdiction serves absolutely no useful purpose and would be impractical and an imposition to the property owner. Board Member Aiello supported the motion. Vote on the motion. Yes: Wendt, Walls and Aiello; No: none; Absent: Carlton and Baker. The motion carried by a 3 to 0 vote.**

3. Chad Scott, 40361 14 Mile Rd., Novi, Michigan. Property is vacant land located on west side of Ormond Rd. south of Neal and north of White Lake Rd. Parcel I.D. # 07-31-451-008.

The applicant is requesting a 50 foot front yard setback rather than the required 75 foot front setback and a 15 foot side yard setback rather than the required 25 side setback as required to construct a home.

Mr. Chad Scott is present in regard to this request.

Chairperson Wendt asked the applicant if he has seen where the water level is currently at on this property? Mr. Scott said, no. Board Member Walls said it appears the proposed house would be 25 feet from the water at most and the septic less than 50 feet. Board Member Walls asked if the applicant has obtained a septic permit? Mr. Scott said yes, it was issued February 28, 2006. Board Member Walls said there is clearly a body of water on this property. He asked how often this area floods to become an obvious pond? Mr. Scott said he didn't know, he has never seen the water at a very high level.

Mr. Donald Balkwell, 4540 Ormond Rd., commented that over the last two or three years there have been much lower water levels but this is low now in his opinion.

- \* Board Member Aiello moved to table the application for Parcel I.D. # 07-31-451-008 for the latter of three months or the next meeting following three months to provide the applicant an opportunity to provide the Board with clear information about the location of the water body relative to the structure and to pursue potential re-engineering to accommodate that body of water and to locate the septic system relative to that body of water. Board Member Walls supported the motion. Vote on the motion. Yes: Wendt, Walls and Aiello; No: none; Absent: Carlton and Baker. The motion carried by a 3 to 0 vote.**

### **Adjournment:**

Hearing no other Business, Chairperson Wendt adjourned the meeting at 8:33 p.m.

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Susan Weaver, Recording Secretary