

**BEDFORD TOWNSHIP BOARD OF ZONING APPEALS (virtual)
REGULAR MEETING MINUTES
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
OCTOBER 5, 2020**

PRESENT:

JAKE LAKE, CHAIRMAN
KYLE DERSCH, VICE CHAIRMAN
BOB POTTER, ALTERNATE
DENNIS JENKINS, PLANNING COMMISSION LIAISON
JEFF WILSON

EXCUSED:

RICK STEINER, TOWNSHIP BOARD LIAISON

ALSO PRESENT:

TOM GRAHAM, LEGAL COUNSEL, LENNARD, GRAHAM & GOLDSMITH
KAREN KINCAID, PLANNING/ZONING ADMINISTRATOR, RECORDING SECRETARY
JODIE RECTOR, PLANNING/ZONING ADMINISTRATIVE ASSISTANT

Lake called the Bedford Township Board of Zoning Appeals meeting to order at 7:00 p.m. The Pledge of Allegiance was said. Kincaid called the roll. Quorum present.

APPROVAL OF THE AGENDA

Motion by Jenkins, supported by Dersch, to approve the agenda as presented. Motion carried.

APPROVAL OF THE MINUTES

Motion by Wilson, supported by Jenkins, to approve the minutes of September 8, 2020. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

- A) OPEN THE PUBLIC HEARING FOR THE APPEAL OF PHILIP & LYNNE GOLDSMITH, 1569 W ERIE RD, TEMPERANCE, MI 48182, REQUESTING A +/- 10-FOOT FRONTAGE VARIANCE ON JACKMAN ROAD, PER SECTION 400.1800, "SCHEDULE OF REGULATIONS", TO CREATE TWO PARCELS IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, ON LAND DESCRIBED AS 5802-015-019-60, 1569 W ERIE RD, TEMPERANCE, MI 48182**

Motion by Jenkins, supported by Dersch, to open the public hearing at 7:11 p.m. Motion carried.

Kincaid reviewed the analysis, stating the existing parcel consists of approximately 10.055 +/- acres with 170 feet of frontage on Jackman Road. The applicant is seeking to split the 10.055 +/- acre parcel into two parcels in an R-1, Single Family Residential Zoning District. Per Section 400.1800 "Schedule of Regulations" a minimum of 15,000 square feet and 90' in frontage is required. Kincaid advised the applicant has proposed one resulting parcel with the existing home as maintaining 80' of frontage on

Jackman Road with 5+/- acres (parcel #1), thus requiring a 10' frontage variance, while the remaining portion of 5 +/- acres with 90' of frontage on Jackman Road will be split off (parcel #2). The applicant has stated the proposed subject property complies with the intent of the Township's zoning ordinance and the newly created parcel will comply in all respects with Bedford Township's R-1 zoning district. Kincaid stated the applicant also noted the 80' of frontage off Jackman Road, dedicated to the existing home (parcel #1) will never be used for access, as the existing home has access served by the perpetual utility/driveway easement, which provides ingress and egress from Erie Road.

Kincaid stated should the variance request be granted, the variance required is a 10' Frontage Variance on Jackman Road.

Kincaid noted at this time no letters or calls of objection have been received.

Phillip Goldsmith-1569 W. Erie Road-applicant, Mr. Goldsmith spoke on the history of the property. Mr. Goldsmith explained the easement for ingress/egress and utilities for the three existing parcels, further advising the Board the newly created parcel would maintain the required 90' of frontage and would not be added to utilize the existing easement, as the created parcel would utilize Jackman Road as frontage and access. Mr. Goldsmith voiced opinion this would create an excellent home site with frontage on the golf course and it would be comparable to the existing home sites within the area.

Jenkins asked for clarification if the newly created parcel would have access off the existing easement. Mr. Goldsmith stated no, as a variance was sought and granted to allow three homes to utilize a private drive.

Mr. Graham advised the Board the newly created parcel will maintain and use as frontage and access the 90' provided off Jackman Road. Mr. Graham stated the existing home will maintain 80' of frontage off Jackman Road, however ingress/egress will be maintained and utilized off Erie Road which provides the address to Mr. Goldsmith's home and it is served by an easement for ingress/egress purpose. Mr. Graham reiterated that the easement was provided for with a variance to allow three homes to be served by one private drive. Mr. Graham noted the existing home site and the new proposed parcel is consistent with the existing homes in the surrounding area.

Seeing there was no public comment, motion by Jenkins, supported by Dersch, to close the public hearing at 7:18 p.m. Motion carried.

Lake voiced opinion as the request conforms with an R-1 district and has no issues as it is consistent with the surrounding area. Potter and Jenkins agreed.

Motion by Jenkins, supported by Potter, to approve the variance for Philip & Lynne Goldsmith, 1569 W Erie Rd, Temperance, MI 48182, requesting a +/- 10-foot frontage variance on Jackman Road, per Section 400.1800, "Schedule of Regulations", to create two parcels in an R-1, Single Family Residential Zoning District, on land described as 5802-015-019-60, 1569 W Erie Rd, Temperance, MI 48182 as it is consistent with the density of the surrounding area and it is adjacent to the golf course.

Roll call as follows:

Voting Aye: Jenkins, Potter, Wilson, Dersch and Lake

Voting Nay: None.
Excused: Steiner
Motion carried.

PUBLIC COMMENT-None

COMMISSION / STAFF COMMENT

Kincaid advised the Board Members of conflict with the November meeting date. Kincaid requested Board Members to review their schedules for the possibility of the November meeting date of either Monday the 9th or Monday the 16th.

Mr. Graham thanked the Board Members for the service to the community.

Potter was glad to see everyone.

Welling thanked the Board and staff for working together with him on the process of the virtual meetings.

ADJOURNMENT – The meeting was duly adjourned at 7:23 p.m.

Respectfully submitted,

Jodie Rector
Recording Secretary