AGENDA

Special Meeting          Green Oak Charter Township Hall
Tuesday, February 23, 2016 10001 Silver Lake Road
7:00 p.m.          Brighton, MI 48116

1. Call to Order
2. The Pledge to the Flag
3. Roll Call of the Board
4. Approval of the Agenda

5. ZBA Case 04-2016, Parcel # 4716-11-200-018, Located at 12591 Emerson Drive, Brighton MI 48116. Request two variances from Section 38-136. Schedule of Area Height and Setback Regulations for side and rear yard setbacks.
   a. Applicant’s Presentation of the Case – maximum of ten minutes
   b. Board members may question the Applicant
   c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative
   d. Close Public Hearing
   e. Rebuttal by Applicant – a maximum of two minutes allotted
   f. Decision of the ZBA

6. ZBA Case 05-2016, Parcel # 4716-22-301-248, located at 9276 Silverside Dr., South Lyon, Michigan 48178. Request two variances from section 38-136, of 25.2 feet from the waterfront setback leaving the setback at 14 feet 10 inches from the water’s edge, 16 feet from rear yard setback leaving 24 feet from the property line. These variances would allow a new home using portions of the existing footprint.
   a. Applicant’s Presentation of the Case – maximum of ten minutes
   b. Board members may question the Applicant
   c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative
   d. Close Public Hearing
   e. Rebuttal by Applicant – a maximum of two minutes allotted
   f. Decision of the ZBA

7. New Business
8. Old Business
9. Approval of January 19, 2016 Meeting Minutes
10. Correspondence
11. Call to the Public – maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative

12. Adjournment

Posted February 8, 2016
Zoning Board of Appeals Report

Case Number: ZBA-04-2016
Date of Application: 1/22/2016
Hearing Date: February 23, 2016
Applicant: Tom Neibauer, Unilock Michigan Inc.
Property ID: 4716-11-200-018
Property Address: 12591 Emerson Dr. Brighton MI 48116
Applicable Provisions of the Zoning Ordinance: 38-136

Sec. 38-136. Schedule of area, height, and setback regulations.

Request two variances from Section 38-136. The first variance request is for the side yard setback of 35 feet. The second variance request is for the rear yard setback of 75 feet. In order to continue Unilock business operations as they historically have with regards to material storage.

Notices: Notice of public hearing sent to the applicant, February 7, 2016

Report Prepared By: Debra McKenzie

Description of Property: This parcel is in section 11, the subject site is approximately 11.7 acres in size, and is zoned General Industrial (GI).

CASE FILE DOCUMENTS:
1.1 Site Plan
1.2 Aerial

Written Correspondence and Documentation
2.0 Completed application form
2.1 Letter of application with attachments
2.2 Proof of ownership
2.3 Notice of Public Hearing
2.4 Certificate of publication
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810–231-1333 ext.104 Fax: 810-231-5080

ZONING BOARD OF APPEALS
APPLICATION

DATE: 1/23/2016

CASE NUMBER: ZBA 04-2016
Office will fill in

INSTRUCTIONS:

Prior to any appeal being filed with the Green Oak Charter Township Zoning Board of Appeals (ZBA), an applicant must have first applied for a building permit from the Green Oak Charter Township Building Department. The building permit must have had an administrative review conducted by a designated Building and Zoning Official and subsequently be denied if it is to be later considered by the Zoning Board of Appeals. This denial must be obtained in writing and copies submitted with the appeal application form, in no event should the denial letter be older than 30 days after the date of the decision from which the appeal is taken. The ZBA appeal application costs are not refundable.

If an appeal is filed with the ZBA, the following application form and a site layout must be completed. ELEVEN COPIES of the application, site layout and any additional pages or documents that the applicant desires the ZBA to consider must be provided prior to the application form being accepted by the Zoning Administrator. All appeals must be filed by noon the third Wednesday (one month prior) to the scheduled meeting date, in order to be considered for that month’s meeting. There is a limit of five cases per monthly agenda, and applications are taken in order of submission. If more than five applications are received, the additional applications will be scheduled for the following meeting. The applicant or authorized representative must appear in person on their scheduled date. If an authorized representative is designated, the applicant must designate their authority in writing prior to the ZBA hearing being conducted. All costs exceeding the application fee are the responsibility of the applicant and must be paid in full prior to any building permits being issued.

All property owners and occupants within 300 feet of the petitioner’s property will be notified by first class mail not less than 15 days prior to the public hearing.

While there is not a prescribed method to a presentation to the ZBA, the applicant should be prepared to provide all available proofs, documents, evidence, etcetera to support their request for a variance at the time of the
hearing. Witnesses and/or any other tangible evidence to support the validity of
the request for variance will be accepted and considered by the ZBA.

Applicant Information
Name: Tom Niehauer - Unlock Michigan, Inc
Address: 12591 Emerson Dr  
City/State/Zip: Brighton, MI  48116  
Phone: 248-437-2037  Fax: 248-437-4619
E-Mail Tom.Niehauer@unlock.com

Property Owner Information
Name: Same as applicant
Address:  
City/State/Zip:  
Phone:  
E-Mail  

Location of Property for which the variance requested
Address  12591 Emerson Drive, Brighton, MI
Cross Streets Emerson Drive / Kensington Road
Tax Identification # 471601700006
Information available from the Green Oak Charter Township Assessing Dept.
Zoning District General Industrial (G-1)
Lot Size/Acreage 16.7 Acres
Current Use Manufacturing and Product Storage

Variance Request 75' Rear Yard Setback
35' Side Yard Setback

Total Number of Variances Requested Two

List the applicable Code Section Name, Section Number, and Subsection to be
considered by the ZBA. Sec. 38-136
This information is contained in the Green Oak Charter Township Zoning Code Book
Schedule of area height and setback regulations
for both side and rear yard

Describe Request The request is for the two variances listed above in order to continue Unlock
business operations as they historically have been conducted in regard to material storage.
Criteria for a Dimensional Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance. 38-95 (8)

What are the exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone

Such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

The granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

The granting of such variance will not adversely affect the purpose or objectives of the master plan of the township.

The condition or situation of the specific piece of property, or the intended use of such property, for which the variance is sought is not of so general or recurrent a nature
You must provide the following information as part of your application:

1) Site Plan layout drawn to scale, which details the following:
   - Show all adjoining property setbacks and structures
   - Show existing and proposed setbacks from road right-of-ways
   - Show existing and proposed structures
   - Show required and existing setbacks by noting it on the site plan
   - Show NORTH arrow

2) Photographs of property in relation to roads and existing structures, when appropriate, to properly depict the reason for the appeal.

3) Written denial from the Planning and Zoning Administrator denying a building permit for this original request. **38-94 Appeal shall be taken within such time as prescribed by the ZBA by general rule, but in no event later than 30 days after the date of the decision from which the appeal is taken.**

4) Eleven copies of the application, site layout and any additional pages or documents.

5) A completed application. Incomplete applications with missing information will be returned and not placed on the ZBA agenda until complete.

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for Township officials, employees, consultants and members of the Zoning Board of Appeals to conduct an on-site inspection.

Signature of Applicant

Date: 1-15-16

Signature of Owner, if different

Date: 1-15-16
Supporting Responses for the Unilock Zoning Board of Appeals Request

1. **What is the exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone.**

Since 1989, Unilock has consistently utilized the full and total storage capacity of our site for material and product inventory. Over the past 26 years, we have been unaware of any required Green Belt or set back requirements for the site. Aerial photos show an absence of Green Belts or set backs on our neighboring industrial sites as well. In 2015, Unilock invested over $6million in our location for additional production building space and new production equipment. This project required full site plan review and it was approved without any discussion or noted requirement of a 75 foot Green Belt or set back. Had a Green Belt or set back been required in 2015, our business expansion plan would have required us to seek a variance at that time. Our business plan simply does not allow us to invest $6million to expand plant production and at the same time lose an acre of product storage capacity. The setback will critically inhibit our ability to produce and store adequate product to meet market requirements. Additionally, without a variance, we will not be able to move forward on the 2016 site improvements to replace the existing gravel surface in the storage areas with advanced materials that will reduce the site storm water runoff and significantly reduce dust in the storage areas. These improvements would benefit our employees, customers, industrial park neighbors and Green Oak Township’s environment.

2. **Such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.**
This variance is necessary to allow Unilock to operate this site in the same historic manner we have since 1989. The 2015 investment and production expansion requires that we maintain our current total site storage capacity to enable us to maintain our current business production levels, 47 current high paying jobs and the additional 10 new jobs created as a result of our 2015 expansion. As noted in the previous question, the lack of a 75' rear set back and 35' side setback is consistent with neighboring sites throughout the industrial park and zoning area.

3. The granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

Granting the variance will not be detrimental or injurious to the public welfare or neighboring properties. On the contrary, this variance, if granted will allow Unilock to continue to operate at full production with adequate storage capacity, maintain the 47 current high paying jobs, promoting additional investment in the current site, creating and maintaining a minimum of 10 new high paying jobs at the current location and, providing the 2016 storage lot improvements and investment for storm water runoff and improved dust control. Additionally, we are currently in the first phase of adding a second plant in the Green Oak Township area. The preferred site, under consideration, is a neighboring site to their current location. A second plant in the immediate area will require several million dollars being invested in Green Oak Township, an estimated 15 new high paying jobs created for the second plant and benefitting the community, new investment and improvements in the neighboring industrial property, and a second plant location will increase the overall site storage capacity for raw materials and new product that will allow for more green belt opportunities with future expansions.

4. The granting of such variance will not adversely affect the purpose or objectives of the master plan of the township.
Granting this variance will not affect the objectives of the township master plan because the variance request, if approved, only maintains the status quo in the way outside storage has been allowed on this and neighboring sites for the past 26 years. None of the neighboring sites currently comply with the 75’ setback and if the greenbelt requirement was known during the 2015 expansion project site approval process, Unilock may have altered the proposed expansion or selected another site for the project. Looking forward, if the 2016 project moves forward, Unilock is prepared to provide fencing to reach a practical resolution and meet the objectives of the township master plan. It is critical to maintain most of the storage on the site to meet the immediate needs of production until a second plant is built. As part of this discussion, it is important to consider the condition of the neighboring properties. There are no residential or commercial properties in the area of the Unilock site. The site is bordered by state land and gravel mined/reclaimed properties previously owned by American Aggregate Gravel Company. The sand berms bordering the Unilock site are old gravel pit tailings.

5. The condition or situation of the specific piece of property, or the intended use of such property, for which the variance is sought is not of so general or recurrent nature.

If the specific 75’ greenbelt/setback requirement is applied to the current Unilock site, it sets aside 1 acre of lost product storage area that has been utilized for the previous 26 years and was necessary in supporting the $6million 2015 plant expansion. Loss of this amount of storage would create a major obstacle in meeting the production and storage needs of their current site operation. The seasonal nature of Unilock’s sales requires the plant to produce and inventory product in the off sales season to meet the needs of peak sales months. The company is working on short term and long term storage solutions to satisfy their storage, production, and increasing market sales. Short term they would propose fencing and narrow landscaping to meet the objectives of the master plan and long
term they are actively pursuing the possibility of constructing a second plant on a larger neighboring site that would provide additional storage and production capacity to meet current and future sales projections.
Site Plan Review
For
Green Oak Township, Michigan

Applicant: Tom Niebauer - Unilock
Project Name: Unilock Office Addition
Plan Date: August 10, 2015
Location: 12591 Emerson Dr, Brighton, MI 48116
Zoning: GI - General Industrial
Action Requested: Site Plan Amendment Approval
Required Information: Deficiencies noted

PROJECT AND SITE DESCRIPTION

The applicant is requesting site plan approval for a 1,426 square foot building addition on the southwest side of the existing principle building. The proposed addition is for additional office space. The site plan also includes the proposed paving of an area approximately 63,260 square feet, located towards the back of the site. The area is currently gravel or compacted dirt. The proposed material is a block paving system. This area is used for outdoor storage of block paving materials.

The site is located at 12591 Emerson Dr. west of Kensington Rd. in a GI (General Industrial) District.
Figure 1
Aerial Image of Subject Site and Vicinity

Source: Livingston County GIS

This use of the site is for manufacturing or processing of wood, concrete, cinder blocks, and brick and material storage yards. These uses are permitted by right in the GI district.

*Items that Need to be Addressed: None.*
The proposed building addition meets the requirements of the Zoning Ordinance. As noted, this is an existing development. There are aspects of this site that are not in compliance with the Zoning Ordinance. Side and rear setbacks are not listed or shown on the site plan. The existing bulk storage bins shown in the aerial photo, as well as some of the block storage areas are clearly within the side and rear yard setbacks. The storage bins are not part of the site plan. The plan is depicting 24 parking spaces in this area. The proposed paving, is apparently intended to provide for outdoor storage of material consistent with the current use of the property.

There are two issues associated with the storage in this area. First, outdoor storage is not permitted in the 75 foot rear yard setback. Second, existing storage is not only within the setback, it appears to have been extended across the rear property line into the publicly owned recreation area. The storage area must be removed from the rear yard setback. In addition the paved areas should be confined to the area within the setbacks. The applicant must reduce the proposed paved area by 75 feet at the rear of the site.

**Items to be Addressed:** 1) The storage area must be removed from the rear yard setback. 2) The applicant must reduce the proposed paved area by 75 feet at the rear of the site.

### NATURAL RESOURCES

**Topography:** This site is already developed. The site is generally flat.

**Woodlands:** None

**Wetlands:** None

**Soils:** The USDA soil survey indicates the soil on this site to be Gr – Gravel Pit

**Items to be Addressed:** None
BUILDING LOCATION AND SITE ARRANGEMENT

The proposed building addition is a logical extension for the existing office space on the building. As noted above the outdoor storage areas must be removed from the rear yard setback. This will likely require the evaluation and rearrangement of the outdoor storage area. It does appear that with some consideration and effort the site will still accommodate the volume of storage currently being provided by the site.

*Items to be Addressed:* Removal of storage from the rear yard setback will likely require the evaluation and rearrangement of the outdoor storage area.

PARKING, LOADING

Parking and loading shall be in accordance with Section 38-312 of the Zoning Ordinance. The following table illustrates the parking requirements for the proposed building addition and the existing use of the site.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>No. of Spaces Required</th>
<th>No. Spaces Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-Street</td>
<td>One space per every 1.5 employees</td>
<td>40/1.5 = 27</td>
</tr>
<tr>
<td>Barrier Free</td>
<td>2 space per every 51-75 total spaces</td>
<td>51 = 3</td>
</tr>
</tbody>
</table>

The applicant must provide clarity to the parking plan. Based on the number of employees, they would be required to provide 27 spaces. A note on the site plan indicates that they are providing 50 spaces, but there are 51 depicted on the plan. Further, 24 of the spaces shown on the site plan are in an area that currently contains bulk material storage bins. Additionally, there is an area along the westernmost entrance drive that appears to have been designated for parking that is not represented on the site plan. A portion of this parking area is within the front yard setback. Parking must be removed from the front yard setback. Neither the parking area depicted in the front yard or in the area where the bulk storage bins are located are not necessary to meet the requirements of the Zoning Ordinance.

*Items to be Addressed:* 1) The applicant must provide clarity to the parking plan. 2) Parking must be removed from the front yard setback.

SITE ACCESS AND CIRCULATION

The proposals will not affect internal circulation. There are three existing access points onto Emerson road. There are no proposed changes to the site access. The western most access point is indicated on the site plan to be paved, as an existing condition, however, this area is
not paved. The westernmost entrance should be paved according to the site plan as well as the requirements of the Zoning Ordinance.

**Items to be Addressed:** The westernmost driveway entrance should be paved according to the site plan as well as the requirements of the Zoning Ordinance.

### LANDSCAPING

There is no new landscaping proposed for this site plan amendment. As this site is already developed we would only suggest providing the required landscaping in areas that are related to the proposed changes. With regard to the building addition; there is existing landscaping around the front of the building and within the front yard setback. With regard to the proposed paving; as noted above the rear setback should remain as open space. Additionally according to the Zoning Ordinance a twenty (20) foot greenbelt shall be required along the side and rear property lines of all nonresidential developments. The applicant must provide the greenbelt along the rear property line that conforms to the requirements in Section 38-177(4), of the Zoning Ordinance. This green belt will also serve to deter future encroachment into the public land north of the site.

**Items to be Addressed:** The applicant must provide the greenbelt along the rear property line that conforms to the requirements in Section 38-177(4), of the Zoning Ordinance.

### LIGHTING

No new lighting is being proposed as part of this amendment.

**Items to be Addressed:** None.

### SIGNS

No sign is being depicted on the site plan.

**Items to be Addressed:** None.

### FLOOR PLAN AND ELEVATIONS

The applicant has submitted floor plans and elevations for review. The floor plans depict additional office space. The proposed building exterior for the additions is a pre-finished metal siding that matches the existing metal siding. However, the front of the existing building has a brick façade below the windows that should be continued through the addition.

**Items to be Addressed:** None.
RECOMMENDATIONS

A number of concerns regarding the proposed plans have been identified in this review, which have been summarized below. These items should be addressed on a revised plan to be resubmitted for review.

1. The storage area must be removed from the rear yard setback.
2. The applicant must reduce the proposed paved area by 75 feet at the rear of the site.
3. Removal of storage from the rear yard setback will likely require the evaluation and rearrangement of the outdoor storage area.
4. The applicant must provide clarity to the parking plan.
5. Parking must be removed from the front yard setback.
6. The westernmost driveway entrance should be paved according to the site plan as well as the requirements of the Zoning Ordinance.
7. The applicant must provide the greenbelt along the rear property line that conforms to the requirements in Section 38-177(4), of the Zoning Ordinance.

CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Planner

#175-1439

cc: Mark St. Charles, Supervisor
Debra McKenzie, Planning & Zoning Administrator
Leslie Zawada, Township Engineer
Tim Kedzierski, Township Fire Marshal
John Enos, Principal, CWA
Tom Niebauer, Applicant (tom.niebauer@unlock.com)
Parcel Number: 4716-11-200-018  Jurisdiction: GREEN OAK TOWNSHIP  County: LIVINGSTON  Printed on  01/27/2016

Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Front. Trans.
--- | --- | --- | --- | --- | --- | --- | --- | ---

Property Address
12591 EMERSON DR
BRIGHTON MI 48116

Owner's Name/Address
BRYANT, EDWARD J
UNILOCK MICH INC
12591 EMERSON DR
BRIGHTON MI 48116

Class: INDUSTRIAL-IMPROV  Zoning: GI  Building Permit(s): ADDITION
Owner's Name/Address
DBA: UNILOCK

2016 EST TCV TENTATIVE
X Improved | Vacant | Land Value Estimates for Land Table 3000.3000 INDUSTRIAL

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<th>Factors</th>
<th>Description</th>
<th>Frontage</th>
<th>Depth</th>
<th>Front Depth</th>
<th>Rate</th>
<th>%Adj. Reason</th>
<th>Value</th>
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<tr>
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<td>10.92 Total Acres</td>
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Land Improvement Cost Estimates
Description | Rate | County Mult. | Size | %Good | Cash Value |
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<th></th>
<th></th>
<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Industrial Local Cost Land Improvements</td>
<td>Rate</td>
<td>County Mult.</td>
<td>Size</td>
<td>%Good</td>
<td>Cash Value</td>
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<td>100</td>
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<td>WELL 4&quot; 200' DEEP</td>
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<td>100</td>
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Comments/Influences
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Green Oak, County of Livingston, Michigan

*** Information herein deemed reliable but not guaranteed***
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<th><strong>Construction Cost</strong></th>
<th><strong>High</strong></th>
<th><strong>Above Ave.</strong></th>
<th><strong>Ave.</strong></th>
<th><strong>X Low</strong></th>
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<td><strong>Heat</strong>1: Package Heating &amp; Cooling</td>
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<td><strong>1989 Year Built</strong></td>
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<tr>
<td><strong>16 Overall Bldg Height</strong></td>
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</table>
| **Comments:** | Area #1: | Type: Finished/Office | Has Air Furnace: | *
| | | | | Mezzanine Info *
| | Area #2: | Type: Office | | *
| | | | | Sprinkler Info *
| | Type: Low | | | |

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<td></td>
<td>Exterior Wall:</td>
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<tr>
<td></td>
<td></td>
<td>Roof Structure:</td>
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<table>
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<th><strong>Oil Stoker:</strong></th>
<th><strong>Hand Fired Boiler</strong></th>
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<tbody>
<tr>
<td>X</td>
<td>Coal</td>
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</tr>
</tbody>
</table>

<<< *** Information herein deemed reliable but not guaranteed***

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**Class:** 8  
**Occupancy:** Store, Retail  
**Parcel Number:** 4716-11-200-018  
**Printed on:** 01/27/2016  
**Base Rate for Upper Floors:** 51.50  
**Adjusted Square Foot Cost for Upper Floors:** 51.50  
**Number of Stories Multiplier:** 1.000  
**Height per Story Multiplier:** 1.090  
**Perimeter Multiplier:** 0.985  
**Refined Square Foot Cost for Upper Floors:** 55.29  
**County Multiplier:** 1.49  
**Final Square Foot Cost for Upper Floors:** 82.387  
**Total Floor Area:** 4,550  
**Base Cost New of Upper Floors:** 374,859  
**Reproduction/Replacement Cost:** 374,859  
**Total Depreciated Cost:** 221,167  
**ECF (NE INDUSTRIAL 20K-50K):** 0.452  
**Replacement Cost/Floor Area:** 82.39  
**Est. TCV/Floor Area:** 21.97  
---
Parcel Number: 4716-11-200-018, Commercial/Industrial Building 1

Bldg #2 Demo'd (2014)
Bldg #3 Demo'd (2014)

Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***
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### Commercial/Industrial Building/Section 2 of 5

**Parcel Number:** 4716-11-200-018  
**Printed on:** 01/27/2016

**Desc. of Bldg/Section:** MAIN BLDG  
**Calculator Occupancy:** Industrial, Light Manufacturing

**Class:** S  
**Quality:** Average  
**Percent Adj:** +0

**Construction Cost**

<table>
<thead>
<tr>
<th></th>
<th>High</th>
<th>Above Ave.</th>
<th>Ave.</th>
<th>X</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Base Rate for Upper Floors:</strong></td>
<td>30.90</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Mezzanine 1 Average Storage Base Rate:</strong></td>
<td>14.80</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Adjusted Square Foot Cost for Upper Floors:</strong></td>
<td>31.20</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>(10) Heating system:</strong> Space Heaters, Radiant</td>
<td>Cost/SqFt: 0.30</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Adjusted Square Foot Cost for Upper Floors:</strong></td>
<td>32.55</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**1 Stories**  
**Number of Stories Multiplier:** 1.000  
**Height per Story Multiplier:** 1.080

**18 Overall Bldg Height**  
**Ave. Floor Area:** 13,579  
**Perimeter:** 467  
**Perim. Multiplier:** 0.966

**County Multiplier:** 1.49, Final Square Foot Cost for Upper Floors = 48.500  
for Mezzanine 1 = 22.052

**Total Floor Area:** 13,579  
**Base Cost New of Upper Floors:** 658,582  
**Base Cost New of Mezzanine:** 13,408

**Reproduction/Replacement Cost:** 671,989  
**Total Depreciated Cost:** 396,474

**ECF (NE INDUSTRIAL 20K-50K):** 0.452 => TCV of Bldg = 2 = 179,206

**Replacement Cost/Floor Area = 49.49**  
**Est. TCV/Floor Area = 13.20**

---

### Construction Cost

<table>
<thead>
<tr>
<th>Class</th>
<th>S</th>
<th>Quality</th>
<th>Average</th>
<th>Percent Adj</th>
<th>+0</th>
</tr>
</thead>
</table>

---

### Interior:

#### (1) Excavation/Site Prep:

#### (2) Foundation:

<table>
<thead>
<tr>
<th>Type</th>
<th>Footings</th>
</tr>
</thead>
<tbody>
<tr>
<td>X Foured Conc</td>
<td>Brick/Stone</td>
</tr>
</tbody>
</table>

#### (3) Frame:

#### (4) Floor Structure:

#### (5) Floor Cover:

#### (6) Ceiling:

#### (7) Plumbing:

<table>
<thead>
<tr>
<th>Many</th>
<th>Average Typical</th>
<th>Few</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Fixtures</td>
<td>3-Piece Baths</td>
<td>2-Piece Baths</td>
<td>Shower Stalls</td>
</tr>
<tr>
<td>Urinals</td>
<td>Wash Bowls</td>
<td>Water Heaters</td>
<td>Wash Fountains</td>
</tr>
</tbody>
</table>

#### (8) Sprinklers:

#### (9) Electric and Lighting:

<table>
<thead>
<tr>
<th>X</th>
<th>Few</th>
<th>Average</th>
<th>Many</th>
<th>Unfinished</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>Average</td>
<td>Many</td>
<td>Unfinished</td>
<td>Typical</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Flex Conduit</th>
<th>rigid Conduit</th>
<th>Armored Cable</th>
<th>Non-Metallic Bus Duct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incandescent</td>
<td>Fluorescent</td>
<td>Mercury</td>
<td>Sodium Vapor Transformer</td>
</tr>
</tbody>
</table>

#### (10) Heating and Cooling:

<table>
<thead>
<tr>
<th>X</th>
<th>Gas</th>
<th>Coal</th>
<th>Stoker</th>
<th>Hand Fired</th>
<th>Boiler</th>
</tr>
</thead>
</table>

#### (11) Roof Structure:

<table>
<thead>
<tr>
<th>Slope=0</th>
</tr>
</thead>
</table>

#### (12) Roof Cover:

---

***Information herein deemed reliable but not guaranteed***
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Number</td>
<td>4716-11-200-018</td>
</tr>
<tr>
<td>Commercial/Industrial Building/Section</td>
<td>3 of 5</td>
</tr>
</tbody>
</table>

### Construction Cost

<table>
<thead>
<tr>
<th><strong>High</strong></th>
<th><strong>Above Ave.</strong></th>
<th><strong>Ave.</strong></th>
<th><strong>X</strong></th>
<th><strong>Low</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Calc. Cost Data</strong></td>
<td>****</td>
<td><strong>Quality: Average Adj. %+0 $/SqFt:0.00</strong></td>
<td><strong>Heat#1: Space Heaters, Radiant 100</strong></td>
<td><strong>Heat#2: Space Heaters, Gas with Fan 0%</strong></td>
</tr>
<tr>
<td><strong>Depr. Table:</strong></td>
<td>2%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Effective Age:</strong></td>
<td>26</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Physical %Good:</strong></td>
<td>59</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Economic %Good:</strong></td>
<td>100</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Comments:
- Basement Info
- Sprinkler Info
- Mezzanine Info

### Personal Property:
- **Excavation/Site Prep:**
- **Foundation:**
  - Footings: X Foured Conc, Brick/Stone, BLock
- **Plumbing:**
  - Many Above Ave.
  - Average Typical
- **Sprinklers:**
- **Floor Cover:**
- **Heating and Cooling:**
  - Gas Oil
  - Coal Stoker
  - Hand Fired Boiler

### Miscellaneous:
- **Exterior Wall:**
  - Thickness
  - Bsmt Insul.
Desc. of Bldg/Section: BLDG #4
Calculator Occupancy: Warehouse, Storage

Class: S
Floor Area: 7,200
Gross Bldg Area: 31,491
Stories Above Grd: 1
Average Stg Hght : 20
Bsmt Wall Hght:

Depr. Table : 2%
Effective Age : 13
Physical %Good: 77
Func. %Good : 100
Economic %Good: 100

2003 Year Built
Remodeled

Overall Bldg Height

Comments:

* Mezzanine Info *
Area: #1:
Type: #1:
Area: #2:
Type: #2:

* Sprinkler Info *
Area:
Type: Average

(1) Excavation/Site Prep:

(2) Foundation:

Footings:

X Poured Conc Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Many Above Ave. Average Typical Few None

Total Fixtures
3-Piece Baths
2-Piece Baths
Shower Stalls
Toilets

(9) Sprinklers:

(10) Heating and Cooling:

Gas
Coal
Oil

(11) Electric and Lighting:

(39) Miscellaneous:

Outlets:

Few
Average
Many
Unfinished
Typical

Fixtures:

Few
Average
Many
Unfinished
Typical

Flex Conduit
Rigid Conduit
Armored Cable
Non-Metallic
Bus Duct

Incandescent
Fluorescent
Mercury
Sodium Vapor
Transformer

(40) Exterior Wall:

Thickness
Bsmt Insul.

Slope=0

(13) Roof Structure:

(14) Roof Cover:

*** Information herein deemed reliable but not guaranteed***
### Construction Cost

<table>
<thead>
<tr>
<th></th>
<th>High</th>
<th>Above Ave.</th>
<th>Ave.</th>
<th>X</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>** ** Calculator Cost Data ** **</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>** **</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quality: Average Adj: %0 $/SqFt: 1.00</td>
<td>Heat#1: No Heating or Cooling</td>
<td>Heat#2: No Heating or Cooling</td>
<td>Ave. SqFt/Story: 252</td>
<td>Ave. Perimeter: 64</td>
<td>Has Elevators:</td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td>*** Basement Info ***</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Area:</td>
<td>Perimeter:</td>
<td>Type:</td>
<td>Heat: Hot Water, Radiant Floor</td>
<td>* Mezzanine Info *</td>
<td></td>
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<tr>
<td>Comments:</td>
<td>(1) Excavation/Site Prep:</td>
<td>(7) Interior:</td>
<td>(8) Plumbing:</td>
<td>(11) Electric and Lighting:</td>
<td>(39) Miscellaneous:</td>
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<tr>
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</tr>
<tr>
<td>(2) Foundation:</td>
<td>Footings</td>
<td>X</td>
<td>Poured Conc</td>
<td>Brick/Stone</td>
<td>Block</td>
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<tr>
<td>(3) Frame:</td>
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<tr>
<td>(4) Floor Structure:</td>
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<td>(5) Floor Cover:</td>
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<td>(6) Ceiling:</td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>(10) Heating and Cooling:</td>
<td>Gas</td>
<td>Oil</td>
<td>Coal</td>
<td>Stoker</td>
<td>Hand Fired Boiler</td>
</tr>
<tr>
<td></td>
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</tr>
</tbody>
</table>

### Calculator Cost Computations

| Class: 3 | Quality: Average | Percent Adj: +0 |
| Base Rate for Upper Floors = 12.95 |
| (10) Heating system: No Heating or Cooling | $/SqFt: 0.00 |
| Adjusted Square Foot Cost for Upper Floors = 12.95 |
| 1 Stories | Number of Stories Multiplier: 1.000 |
| Average Height per Story: 7 | Height per Story Multiplier: 0.980 |
| Ave. Floor Area: 252 | Perimeter: 64 | Perim. Multiplier: 1.444 |
| Refined Square Foot Cost for Upper Floors = 17.95 |
| County Multiplier: 1.49, Final Square Foot Cost for Upper Floors = 26.748 |
| Total Floor Area: 252 | Base Cost New of Upper Floors = 6.741 |
| Reproduction/Replacement Cost = 6.741 |
| ECF (NE INDUSTRIAL 20K-50K) | 0.452 -> TCV of Bldg: 5 |
| Replacement Cost/Floor Area = 26.75 | Est. TCV/Floor Area = 5.32 |

### Miscellaneous:

- **Exterior Wall:** Thickness | Bsmt Insul.
NOTICE OF PUBLIC HEARING

PLEASE BE NOTIFIED THAT THE GREEN OAK CHARTER TOWNSHIP ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON FEBRUARY 23, 2016, AT 7:00 P.M. AT THE GREEN OAK CHARTER TOWNSHIP HALL, 10001 SILVER LAKE ROAD, BRIGHTON, MI for the purpose of hearing the following variance request.

ZBA Case 04-2016, Parcel # 4716-11-200-018, Located at 12591 Emerson Drive, Brighton MI 48116. Request two variances from Section 38-136. Schedule of Area Height and Setback Regulations for side and rear yard setbacks.

ZBA Case 05-2016, Parcel # 4716-22-301-248, Located at 9276 Silverside Dr., South Lyon, MI 48178. Request two variances from Section 38-136. Schedule of Area Height and Setback Regulations for waterfront and front yard setbacks.

Public comments and participation are both encouraged and welcome, either in person at the Public Hearing or in writing to Debra McKenzie, Zoning Administrator, 10001 Silver Lake Road, Brighton, MI 48116 by FAX at 810. 231-5080 or E-Mailed to Planning-Zoning@twp.green-oak.mi.us prior to noon, February 23, 2016.

Persons with disabilities needing accommodations for effective participation in this meeting should contact the Green Oak Charter Township Clerk’s Office at least 5 business days prior to the meeting to request mobility, visual, hearing or other assistance.

Green Oak Charter Township Zoning Board of Appeals

Notice of Posting according to Act 359 of 1947;
Posted:
February 7, 2016 & Published February 7, 2016
NOTICE OF POSTING

Please be notified that Green Oak Charter Township Zoning Board of Appeals will hold a public hearing on February 23, 2016 at 10001 Silver Lake Road, Brighton MI at 7:00 p.m. for the purpose of hearing the following variance request: ZBA Case 04-2016, Parcel #4716-11-200-018, Located at 12591 Emerson Drive, Brighton MI 48116. Request two variances from Section 38-136, Schedule of Area Height and Setback Regulations for side and rear yard setbacks. ZBA Case 05-2016, Parcel #4716-22-301-248, Located at 9276 Silverside Dr., South Lyon, MI 48178. Request two variances from Section 38-136, Schedule of Area Height and Setback Regulations for waterfront and front yard setbacks. Information is posted at the following locations and on greenoaktwp.com.
9384 Whitmore Lake Road, Brighton, MI 48111
93865 Fieldcrest, Brighton, MI 10001 Silver Lake Road, Brighton, MI

(02-07-2016 DAILY 270681)
GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT
10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext. 104  Fax: 810-231-5080

Zoning Board of Appeals Report

Case Number: ZBA-05-2016
Date of Application: 1/22/2016
Hearing Date: February 23, 2016
Applicant: Bernard Ely
Property ID: 4716-22-301-248
Property Address: 9270 & 9276 Silverside Dr. South Lyon, Michigan 48178

Applicable Provisions of the Zoning Ordinance: 38-136

Sec. 38-136. Schedule of area, height, and setback regulations.
Request two variances from section 38-136, of 25.2 feet from the waterfront setback leaving the setback at 14 feet 10 inches from the water’s edge, 16 feet from rear yard setback leaving 24 feet from the property line. These variances would allow a new home using portions of the existing footprint.

Notices: Notice of public hearing sent to the applicant, February 7, 2016
Notice of public hearing published in the Livingston County Press and Argus, December February 7, 2016

Description of Property: This parcel is located in section 22, within the SILVER LAKE SUB-DIVISION LOT 149 AND S 10 FT. OF LOT 150 INC N 65 FT. OF LOT 150 AND S 10 FT. OF LOT 151. The subject site is approximately .115 acres in size, and is zoned R2 Single family Residential.

Report Prepared By: Debra McKenzie

CASE FILE DOCUMENTS:

1.1 Site Plan
1.2 Aerial

**Written Correspondence and Documentation**

2.0 Completed application form
2.1 Letter of application with attachments
2.2 Proof of ownership
2.3 Notice of Public Hearing
2.4 Certificate of publication
Waterfront
40 feet Required
14° feet Placement

Request A Variance of 25² feet

Rear Yard
40 feet Required
24 feet Placement

Request A Variance of 16 feet
AGENDA

1. Call to Order
2. The Pledge to the Flag
3. Roll Call of the Board
4. Approval of the Agenda

5. Tabled from the September 16, 2014 meeting ZBA Case 19-2014, 11339 N. Shore Dr., Whitmore Lake, 48189, Parcel # 4716-32-203-005 Request a variance from Section 38-494 Nonconforming structures. The ordinance states no structure may be enlarged in a way that increases its non-conformity. The applicant would like to add a 26 foot x 32 foot garage with bonus room addition to the south side, road side of the home. They are requesting a 15 foot setback when 30 feet is required.
   a. Applicant's Presentation of the Case – maximum of ten minutes
   b. Board members may question the Applicant
   c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative
   d. Close Public Hearing
   e. Rebuttal by Applicant – a maximum of two minutes allotted
   f. Decision of the ZBA

6. ZBA Case 22-2014, 8270 Silverside Dr., South Lyon, Michigan 48178. Parcel # 4716-22-301-132 Request a variance to allow an accessory building on a parcel without a principal building on the same lot. 38-1, Accessory building or structure means a supplementary building or structure on the same lot or parcel of land as, and detached from, the principal building or part thereof occupied by or devoted exclusively to any accessory use.
   a. Applicant's Presentation of the Case – maximum of ten minutes
   b. Board members may question the Applicant
   c. Open Public Hearing – a maximum of three minutes shall be allotted to individuals, and a maximum of five minutes to a group representative
   d. Close Public Hearing
   e. Rebuttal by Applicant – a maximum of two minutes allotted
   f. Decision of the ZBA

7. New Business
8. Old Business

ZONING BOARD OF APPEALS

Joe Weinburger, Chairperson
Sarah Peersall, Vice Chairperson
Wendy Hoover, Secretary

Gary Gaylord, Member
Billy Lintner, Alternate

10001 Silver Lake Road, Brighton, Michigan 48116-8361 (810) 231-1333 Fax (810) 231-5080
Zoning Board of Appeals
Certification of Hearing Decision

Case # 22-2014
Property Tax I. D. 4716-22-301-132

Meeting Date: November 18, 2014
Zoning: R1, Single Family.

Petitioner: Wendell & Jim Dayton

Property Owner: Bruce Wendell & Barbara Dayton

Property Address: 270 Silverside Dr. South Lyon, Michigan, 48178

Property Location:

Representing ZBA Case 22-2014: Bruce Wendell & Jim Dayton

Request a variance: to allow an accessory building on a parcel without a principal building on the same lot 38-1. Accessory building or structure means a supplementary building or structure on the same lot or parcel of land as, and detached from, the principal building or part thereof occupied by or devoted exclusively to any accessory use.

Mr. Weinburger opened the public hearing at 7:27 p.m.

Closed public hearing at 7:29 p.m. due to no further comments.

Motion by Hoover, second by Tuthill
To approve ZBA 22-2014, a variance to allow an accessory structure to remain on a parcel without a principal structure as follows:

The applicant has not demonstrated the standards to establish a practical difficulty. However, this variance is being granted as a courtesy to the applicant to allow the accessory structure to remain to give applicant time to construct the principal residence; subject to the following specific conditions:

a. All building plans must be submitted, all necessary permits obtained (including a septic permit), and construction of the permanent home within eighteen (18) months of this approval.

b. If the building permit for the single-family home is not applied for within the eighteen month timeframe, then the accessory building (garage) shall be demolished by the applicant. The demolition is to occur within 30 days.
after the eighteen month period has expired. The applicant shall post a performance guarantee in the form of cash or an irrevocable letter of credit in the amount of $4000 dollars to cover the demolition of the accessory building by the township in the event the applicant fails to demolish within the required time frame.

c. Building (garage) should only be used for personal storage. There shall be no commercial or other activity taking place on the property.

d. The applicant shall maintain the accessory structure and surrounding grounds in an orderly appearance at all times.

Roll Call Vote: Ayes: Gaylord, Tuthill, Hoover, Pearsall
Nays: Weinburger

MOTION APPROVED

Chairperson’s Signature: ___________________________ Date:____________________

Michigan Zoning Enabling Act, MCL 125.3606
You have the right to appeal the decision of the Zoning Board of Appeals to the Livingston County Circuit Court.

Sec. 38-99. Validity of orders.
(a) No order of the ZBA permitting the erection or alteration of a building shall be valid for a period of time longer than one year unless a building permit for such erection or alteration is obtained within such period of time and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.
(b) No order of the ZBA permitting a use of a building or premises shall be valid for a period of time longer than one year unless such use is established within such period; provided, however, that where such permitted use is dependent upon the erection or alteration of a building, such order shall continue in force and effect if a building permit for the erection or alteration is obtained within such period of time and such erection or alteration is started and proceeds to completion in accordance with the terms of the permit.
(c) An application for a variance which has been denied wholly or in part by the Zoning Board of Appeals shall not be resubmitted for a period of one (1) year from the date of the last denial, except on grounds of newly-discovered evidence or proof of materially changed conditions found upon consideration by the Zoning Board of Appeals to be valid.
(d) Prior to granting a variance for a particular parcel of property, all other existing infractions or violations of the Zoning Ordinance or other Township ordinances or regulations related to the property, shall be resolved.
January 27, 2016

Bernard E. Ely
9276 Silverside Dr.
South Lyon, MI 48116

RE: Parcel Numbers: 4716-22-301-130 & -132

Dear Sir/Madam:

The assessing department has combined the above-mentioned parcels and the new parcel number (s) is:

4716-22-301-248

Please be aware that this may not have resulted in a new parcel(s) that conform to existing zoning. This action does not imply that the newly created lot(s) are build able. All applicable Township ordinances must be met to obtain building permit(s).

If you should have any questions, please feel free to contact me.

[Signature]

Robert C. Brandmier, MMAO, MCPPE
Executive Assistant to the Supervisor
Township Assessor
Green Oak Charter Township
10001 Silver Lake Road
Brighton, Michigan 48116
Tel: 810-231-1333 Extension 105
Fax: 810-231-5080
Robert.Brandmier@twp.green-oak.mi.us
Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prct. Trans.
--- | --- | --- | --- | --- | --- | --- | --- | ---
THOMSON, JAMES & ELIZABETH | ELY, BERNARD E | 178,500 | 06/26/2015 | PTA | ARMS LENGTH | 2450/0403 | PTA | 100.0
THOMSON, ANNA D. | THOMPSON, JAMES & ELIZABETH | 0 | 08/01/1998 | QC | NOT USED | 1379/0660 | NOT VERIFIED | 100.0
MARTIN, WILLIAM | THOMPSON, DONALD A. & ANNA | 100,000 | 11/16/1989 | WD | DNU-NOT AUDITED | NOT VERIFIED | 0.0

Property Address
9276 SILVERSIDE DR
SOUTH LYON, MI 48178

Class: RESIDENTIAL-IMPRO
Zoning: R2
School: BRIGHTON
P.R.E.: 0%
Owner's Name/Address
ELY, BERNARD E
9276 SILVERSIDE
SOUTH LYON MI 48178
DBA:
REPAIR

2016 Est TCV Tentative REROOF
02/09/2005 PB05-0019 FINALED

Land Value Estimates for Land Table 022L.022L.SILVER LAKE LAND

| Public Improvements | Vacant | *Factors*
<table>
<thead>
<tr>
<th></th>
<th></th>
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<tbody>
<tr>
<td>Description</td>
<td>Frontage Depth</td>
<td>Front Depth</td>
</tr>
<tr>
<td>$3000 PER FT</td>
<td>71.00</td>
<td>70.00</td>
</tr>
<tr>
<td>70 Actual Front Feet, 0.12 Total Acres</td>
<td>Total Est. Land Value =</td>
<td>174,099</td>
</tr>
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</table>

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Green Oak, County of Livingston, Michigan

*** Information herein deemed reliable but not guaranteed***
<table>
<thead>
<tr>
<th>Building Type</th>
<th>Roof (cont.)</th>
<th>Heating/Cooling</th>
<th>Built-ins</th>
<th>Fireplaces</th>
<th>Porches/Decks</th>
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<td>Bsmt-Adj Heat-Adj</td>
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<td>-8.92</td>
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<td>1264 S.F.</td>
<td>1264 S.F.</td>
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<td>Other Additions/Adjustments</td>
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<td>Crawls: 0 S.F.</td>
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<td>Slab: 1264 S.F.</td>
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<td>1264 S.F.</td>
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<td>1264 S.F.</td>
<td>1264 S.F.</td>
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<td>Vent Fan</td>
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<td>(10) Roof</td>
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<td>(14) Water/Sewer</td>
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<td>1000 Gal Septic</td>
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<td>Public Sewer</td>
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<td>Shed</td>
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<td></td>
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<td>Chimney:</td>
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</tbody>
</table>

*** Information herein deemed reliable but not guaranteed***
Parcel Number: 4716-22-301-130, Residential Building 1

Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***
Parcel Number: 4716-22-301-132  Jurisdiction: GREEN OAK TOWNSHIP  County: LIVINGSTON  Printed on 01/27/2016

Grantor  Grantee  Sale Price  Sale Date  Inst. Type  Terms of Sale  Liber & Page  Verified By  Prct. Trans.
DAYTON, W BRUCE & BARBARA  ELY, BERNARD E  70,000  07/31/2015  WD  ARMS LENGTH  2015R-025173  PTA  100.0

Property Address
9270 SILVERSIDE DR

School: BRIGHTON
Zoning: R2  Building Permit(s): DEMOLITION  Date: 12/16/2014  Number: 140346  Status: FINALED

Owner's Name/Address
ELY, BERNARD E  9270 SILVERSIDE DR
SOUTH LYON MI 48178

Tax Description
SEC. 22 T.1N, R6E, SILVER LAKE
SUB-DIVISION N 65 FT. OF LOT 150 AND S 10 FT. OF LOT 151

Comments/Influences

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<table>
<thead>
<tr>
<th>Building Type</th>
<th>(3) Roof (cont.)</th>
<th>(11) Heating/Cooling</th>
<th>(15) Fireplaces</th>
<th>(16) Porches/Decks</th>
<th>(17) Garage</th>
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<tbody>
<tr>
<td>X Single Family</td>
<td>Eavestrough Insulation</td>
<td>X Gas</td>
<td>Interior 1 Story</td>
<td>X</td>
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<tr>
<td>Mobile Home</td>
<td>0 Front Overhang</td>
<td>Oil</td>
<td>Interior 2 Story</td>
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<td>Space Heater</td>
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<td>Wall/Floor Furnace</td>
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<td>Forced Heat &amp; Cool</td>
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<td></td>
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<td>Stove</td>
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<td>Many</td>
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<td>Size</td>
<td>Cost</td>
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<td></td>
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<td>Foundation: 18 Inch (Unfinished)</td>
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<td>Notes:</td>
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<td>Phy/Ab Phy/Punc/Econ/Comb %Good= 63/100/100/100/63.0,</td>
<td>Depn Cost = 5,840</td>
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<td>22.22</td>
<td>ECF (022L2.SILVER LAKE REST SECTION 22) 0.956 =&gt; TCV of Bldg: 1 = 5,581</td>
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NOTICE OF PUBLIC HEARING

PLEASE BE NOTIFIED THAT THE GREEN OAK CHARTER TOWNSHIP ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON FEBRUARY 23, 2016 AT 7:00 P.M. AT THE GREEN OAK CHARTER TOWNSHIP HALL, 10001 SILVER LAKE ROAD, BRIGHTON, MI for the purpose of hearing the following variance request.

ZBA Case 04-2016, Parcel # 4716-11-200-018, Located at 12591 Emerson Drive, Brighton MI 48116. Request two variances from Section 38-136. Schedule of Area Height and Setback Regulations for side and rear yard setbacks.

ZBA Case 05-2016, Parcel # 4716-22-301-248, Located at 9276 Silverside Dr., South Lyon, MI 48176. Request two variances from Section 38-136. Schedule of Area Height and Setback Regulations for waterfront and front yard setbacks.

Public comments and participation are both encouraged and welcome, either in person at the Public Hearing or in writing to Debra McKenzie, Zoning Administrator, 10001 Silver Lake Road, Brighton, MI 48116 by FAX at 810-231-5080 or E-Mailed to Planning-Zoning@twp.green-oak.mi.us prior to noon, February 23, 2016

Persons with disabilities needing accommodations for effective participation in this meeting should contact the Green Oak Charter Township Clerk’s Office at least 5 business days prior to the meeting to request mobility, visual, hearing or other assistance.

Green Oak Charter Township Zoning Board of Appeals

Notice of Posting according to Act 359 of 1947;
Posted:
February 7, 2016 & Published February 7, 2016
Roll Call: Wendy Hoover
Sarah Pearsall
Deborah Sellis
Deborah Yu, Alternate
Joe Weinburger

Absent: Jim Tuthill

Guests: 16

Also Present: Debra McKenzie, Zoning Administrator

APPROVAL OF AGENDZA

Motion by Pearsall, second by Hoover
To approve the agenda as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

ELECTION OF OFFICERS

Motion by Pearsall, second by Sellis
To nominate the current officers as follows:
Joe Weinburger, Chair
Sarah Pearsall, Vice Chair
Wendy Hoover, Secretary

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

1. ZBA Case 01-2016, Parcel #4716-30-300-019 & 4716-30-300-043 address E M-36 Whitmore Lake, 48189, West of Lemen Road, south of Spicer Road.
Zoned GB, General Business District (Conditional). Request variance from Section 38-311 (f), Parking Regulations to allow parking spaces within the front yard setback.

Representing ZBA Case 01-2016: Kurt Anderson, Civil & Environmental Consulting
James Kenney, 7197 Rickett Road
Mr. Kenney explained that he purchased this property a few years ago and he is planning to reopen it as a landscape business. He understood he has to meet today's standards and he is having difficulty meeting the handicap parking requirements. Mr. Anderson explained that their proposal meets the requirements and the safety of the customers. The back of the building is not ADA accessible but the handicap parking could be accommodated in the front of the building.

Mr. Weinburger opened the public hearing at 7:08 p.m. and closed it due to no comments.

Mr. Anderson explained putting the parking spaces in the rear is a struggle for this existing condition. The safest way to get handicap patrons to the store is to put the spaces at the front of the store.

Ms. Pearsall recused herself from voting since she voted on this issue at the Planning Commission level.

Motion by Hoover, second by Sellis
To approve the variance request in ZBA case 01-2016 for 8480 M36, Whitmore Lake, MI 48189 to allow the two handicap parking spaces within the front yard setback as proposed. The practical difficulty is the need to be ADA compliant and this would create a safety hazard if the parking was to be put behind the building. The variance is not detrimental to the Master Plan and will improve public safety.

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

2. ZBA Case 02-2016, Parcel #4716-14-300-020, 12051 Andresen Drive, South Lyon, MI 48178. North of Twelve Mile and South of Soane, Zoned Residential Farming, 5.03 acres. Request a variance from Section 38-171 (2) to allow a detached accessory building within the front yard setback.

Representing ZBA Case 02-2016: Todd and Susan Underhill

Mr. Underhill explained that they took possession of the property on December 31, 2015 and they are the owners of the property. The request parallels the ideas in the mission statement by taking a piece of historic rural land and be respective of its heritage. This piece of property is the last parcel in this community to be developed. There would be minimal physical changes to the property. There are 5 landmark trees, and many large hardwoods that creates a 60’ canopy. They have spent time with a woodlot professional and in order to save as many trees as possible they staked out potential areas to establish a balance where the structures could be accommodated. The logical place for the accessory building is behind the house. Due to the setbacks,
only tree free area with minimal removals and a lower elevation from where the house
would actually do for gravity septic field creates a hardship for them.

Ms. Pearsall questioned that the applicant feels their practical difficulty is that they don’t
want to remove any trees. Mr. Underhill stated they only want to remove minimal trees.

Ms. Sellis questioned if there are other places to put the building on the property if they
were willing to cut down trees. Mr. Underhill stated that they could clear a big hole in
the woods and put the structure there. Ms. Hoover commented that they didn’t have to
have a walk out for their house. Mr. Underhill stated they are offering where they would
prefer to have the house. Mr. Weinburger stated that there is a way to put the structure
and meet the ordinance. Mr. Underhill stated that they still have to have a space big
enough for the septic and he would prefer not to cut any trees down. Ms. Yu stated that
they can’t have trees over a septic and asked if they could switch the house and septic.
Mr. Underhill stated no because the ground is higher, the septic needs to be lower to
have a gravity septic. Ms. Hoover stated that they could use a pump.

Mr. Weinburger stated if the house goes on the highest elevation then the septic does
not have to be so low and a pump can be used. Mr. Underhill stated he preferred not to
use a pump. Ms. Pearsall stated that they are creating their own practical difficulty;
variances go with the land forever. Mr. Weinburger stated that the Board understood
that the applicant would prefer not to cut down trees or use a pump but the applicant
can meet the ordinance without a variance.

Mr. Weinburger opened the public hearing at 7:21 p.m.

Larry Marshall, 12099 Pinewood Lane, South Lyon. He is a resident of the Pinebrook
Community. He is Secretary of the Homeowners Association and he was previously on
various boards at the Township. He explained that a variance is creating a change in
the law forever with any variance. The applicant mentioned the desire to preserve the
trees since the lot is a fully wooded lot, so trees will be removed regardless of where the
buildings are placed. The pole barn could be put in the back of the house and he
opposes this request.

Sarah Stanton, 12043 Andresen Drive – She is concerned with the variance and they
have not seen any plans and it feels a little odd to her that they are asking for a variance
prior to any of the neighbors being aware of it.

Mr. Weinburger closed the public hearing at 7:24 p.m. due to no further comments.

Mr. Underhill stated that they did not present it to the association because they haven’t
gotten to that point. He felt that the elevation changes were a hardship.

Motion by Pearsall, second by Hoover
To deny ZBA Case 02-2016, 4716-14-300-020 at 12051 Andresen Drive,
South Lyon, 48178. This was a variance zoned residential farming request
a variance from Section 38-171 (2) to allow a detached accessory building
within the front yard setback. There are not exceptional or extraordinary
circumstances that apply to the property. There are no topographical issues, there are no peculiar things with the property and the property is fine to create a home without the variance. The applicant can enjoy the same substantial property right possessed by other properties in the same district or surrounding area.

Roll Call Vote:  Ayes: Unanimous
Nays: None

MOTION APPROVED

Motion by Pearsall, second by Hoover
She moved that ZBA Case 02-2016 is denied.

Roll Call Vote:  Ayes: Unanimous
Nays: None

MOTION APPROVED

3. ZBA Case 03-2016, Parcel #4716-14-200-009, 12789 Twelve Mile Road, South Lyon, MI 48178. East of Dixboro and West of Rushton, Zoned Residential Farming, 5.48 acres. Request a variance from Section 38-171 (5) to allow a second detached accessory structure on the property.

Representing ZBA Case 03-2016:  David Penz
Jared Penz

Mr. Penz stated that he has had one detached building for 20 years where he does woodworking along with a metal shop for personal use. It is not feasible to add onto the current structure due to elevation changes. Adding onto the east would eliminate natural light and block view from the house. The hardship is that it would be incapable to park vehicles. Practical difficulty is that he would have no access to pull in vehicles due to the swamp.

He explained that he would have about 80 feet to the other property but the elevation is the issue due to the swamp. He wants to build from the property line, away from the swamp. He would not be interfering with any neighbors. If he attached the building it would block his view and he would have a hard time getting into the building.

Mr. Weinburger opened the public hearing at 7:36 p.m. and closed it due to no comments.

Mr. Penz stated that he thought the addition would improve his property.

Motion by Sellis, second by Hoover
To approve the variance requested with regard to parcel # 4716-14-2000-009, 12789 Twelve Mile Road, South Lyon, MI 48178. The request is for a variance from Section 38-171 (5) to allow a second detached accessory structure on the
property. She moves that there is a practical difficulty with this property
because there is a swamp wetland area that would compromise the building if
it should be added to the existing building. That circumstance applicable to
this situation does not apply generally to other properties in the area. The
variance is necessary for the preservation of the substantial property as well
as the safety and integrity of the additional building and is not a condition or
situation which would be generally recurring in similarly situated property.

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

NEW BUSINESS – None

OLD BUSINESS - None

APPROVAL OF THE Meeting Minutes

Motion by Pearsall, second by Sellis
To approve the minutes of November 19, 2015 as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

CORRESPONDENCE – The ZBA and Planning Commission report for 2015 was
provided in the packet.

CALL TO THE PUBLIC - None

ADJOURNMENT

The Zoning Board of Appeals meeting was adjourned at 7:40 p.m. due to no further
business.

Respectfully Submitted,

Kellie Angelosanto
Recording Secretary