

Conway Township ZBA Meeting Minutes

August 11, 2020

1. Meeting was called to order at 7:00 pm by Chairman Bowdoin
2. Pledge of Allegiance was recited.
3. Roll Call was taken, members present Dennis Bowdoin, Gary Klein, Chuck Skwirsk. Also present: Applicants Randy and Mary DeFaut, Attorney Abby Cooper, Zoning Administrator Todd Thomas, Recording Secretary Elizabeth Whitt, and resident George Pushies.
4. Motion to approve the agenda as presented. Motion by a Skwirsk. Support by Klein. Motion approved.
5. Motion to approve the minutes of the 01/13/2020 meeting. Motion by Skwirsk. Support by Klein. Motion approved.
6. Chairman Bowdoin opened the public hearing regarding: Application # ZBA 01-020; 8308 N. Fowlerville Road, Fowlerville Mi, Property ID # 47 01 23 300 002. Applicants Randy and Mary DeFaut. The issue at hand is an application for a variance to the Zoning Ordinance Section 7.04 minimum front yard setback of 110 feet and Section 6.05(A)6 minimum 4/12 pitch on a dwelling. The applicant is proposing construction of an addition to the existing home with a front setback of 47 feet and a 1/12 roof pitch. The property is zoned AR Agricultural/Residential.

Mr. DeFaut spoke explaining the issue: the home was built in 1850 before the road was built. The upper story windows are egress windows and they prevent a 4/12 roof pitch on the proposed addition. With the addition, the front setback will not change. He plans to remove the existing porch to build the addition. The porch will be replaced when the addition is complete. The Defaults wish to build the expansion to allow for one floor living. Currently the bathroom and bedrooms are on the second

floor. They see this as an impediment to their being able to stay in their home into the future.

Attorney Cooper referenced Section 18:08 Permitted Expansion, Repairs and Maintenance of Non-Conforming Buildings as the more appropriate standard for the expansion. She stated the expansion could be allowed as the expansion is within the current setback.

The Public hearing was closed, and the members began deliberation utilizing the ZBA Findings of Fact/Reason for decision form (attached).

7. New business

- a. Motion to approve variances as presented. Motion by Klein. Support by Skwirsk. Motion approved.
- b. Motion to provide for the decision to have immediate effect. Motion by Skwirsk. Support by Klein. Motion approved.

8. Call to Public

Resident Pushies commented that aging in place provisions are an important issue to retaining an aging population in the township.

9. Motion to adjourn at 7:53 pm. Motion by Klein. Support by Skwirsk. Motion approved.

Submitted by:

Elizabeth Whitt

Recording Secretary
