

**DAVISON TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 8, 2022**

MEMBERS PRESENT: Vice Chair Carol Hagler, Secretary Eric Hernandez, Richard Hill,
Treasurer Tim Green, Nancy Davis

Planning/Zoning Admin. Charm Healy

Building Official Matt Place

Attorney Bill Delzer

MEMBERS ABSENT: Chairman John Jelinek

OTHERS PRESENT: Ben Burbar, Jane Maroun, Andrea Lepton, Colleen Wummel,
Ashley Deal, Roxy Moreno

CALL TO ORDER

The regular meeting of the Davison Township Zoning Board of Appeals was called to order at 6:00 P.M. at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423.

ADOPT THE AGENDA

MOTION BY HILL, SECOND BY HERNANDEZ to adopt the March 8, 2022, board agenda as presented. Motion carried unanimously.

PREVIOUS MINUTES

MOTION BY HILL, SECOND BY GREEN to approve the February 8, 2022, regular board meeting minutes as presented. Motion carried unanimously.

UNFINISHED BUSINESS

None

NEW BUSINESS

CASE #16-V-2022-2 – BEN BURBAR, OWNER, IS REQUESTING A 20-FOOT VARIANCE OF THE REQUIRED SIDE SETBACK ABUTTING A RESIDENTIAL DISTRICT PER SECTION 1601.aa OF THE TOWNSHIP ZONING ORDINANCE.

Ben Burbar is requesting a 20-foot variance of the side setback; he is putting in a new convenience store and two (2) drive-thrus.

Hagler - asked Matt for his staff report.

Place – The Planning/Building Department would support a recommendation for approval based on the following reasons:

**DAVISON TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 8, 2022**

1. The future land use map indicates that the residential parcel to the South to be rezoned too general commercial.
2. There has been an abundant supply of landscaping put on the abutting property line.

PUBLIC COMMENT PERIOD

Public comment period opened at 6:12 P.M.

Jane Maroun – 1413 Hobnail Ct. –question on noise.

Place – was told to come to Wednesday night Planning Commission meeting.

Andrea Lepton – traffic is very heavy making a left turn they are forced to make a right turn.

Jane Maroun – 1413 Hobnail Ct. – question noise and traffic.

Colleen Wummel – 1420 Hobnail Ct. - thinks variances on the backside of the variance; question where there is advertised it asked for another variance but has since been resolved; also ask if this type of variance is requested frequently?

Hagler - every case is different.

Colleen Wummel – 1420 Hobnail Ct. - said she hopes we stick to the rules of the community.

Ashley Deal – 1396 Hobnail Ct. - she objects to the variance.

Davis - asked if still 80 feet to the South house?

Hagler - ask the board for more comments.

Ben Burbar - stood up and explained his business.

Several audience members were talking at the same time and Matt showed them a copy of the site plan.

Hagler - explain the choices the board has to choose from.

Public comment period closed at 6:32 P.M.

MOTION BY GREEN, SECOND BY HILL to support a 20-foot variance of the required side set back abutting a residential district per section 1601.aa of the Davison Township Zoning Ordinance. The Planning/Building Department would support a recommendation for approval based on the following reasons:

**DAVISON TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 8, 2022**

1. The future land use map indicates that the residential parcel to the South to be rezoned too general commercial.
2. There has been an abundant supply of landscaping put on the abutting property line.

Motion carried unanimously.

INFORMATIONAL ITEMS

Training for ZBA will be scheduled in May around the 10th.

Hill - Asked if we use auditorium for absentee, we could go to the conference room.

ADJOURNMENT

MOTION BY HILL, SECOND BY DAVIS to adjourn at 6:475.M. Motion carried unanimously.

Eric Hernandez, Secretary