

**SHIAWASSEE COUNTY ZONING BOARD OF APPEALS
PUBLIC HEARING**

201 N. SHIAWASSEE STREET, CORUNNA, MI (1st Floor, Surbeck Building)
Building Handicap Accessible by Rear Entrance
WEDNESDAY, MARCH 13, 2019 @ 7:00 P.M.

AGENDA:

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call:** Daniel Amerman Joel Macias Duane Wood Cody Baker
 Vacant **Alternates:** Vacant Vacant
 - a. **Excused Absences:**
4. **Confirmation of Legal Notice:** *North and South Zones of the Independent Newspaper's Sunday, February 24, 2019 edition.*
5. **Approval of the Agenda:**
6. **Approval of Board Minutes:** *February 13, 2019*
7. **Public Comment on Non-Agenda Items:**
8. **Commissioner's Comments:**
9. **Old Business:**
 - a. **Application Request #PZBA19-001**
Applicant/Owner – Jason Eddy
Site Location – 5271 Bancroft Rd., Durand, MI 48429; Tax ID# 011-14-400-004; Section 14, Shiawassee Township.
Request – To allow a residential accessory structure located within the front yard that encroaches the minimum front yard setback from the road right-of way.
Ordinance Reference – Section 5.3.1, Accessory Buildings and Structures and Section 3.2, Schedule of Regulations.
Note – The proposed accessory structure is located in the front yard between the lot line and the front building line of the residential dwelling. For a property more than 5-acres in size, an accessory structure must be setback not less than 165' from the road right-of-way. All structures in the A-2 district must be setback not less than 40' from the road right-of-way
10. **New Business:**
 - a. **Application Request #PZBA19-002**
Applicant – Patricia Mau
Owners – Deborah Guysky & Patricia Mau
Site Location – 5235 Seymour Rd., Owosso, MI 48867; Tax ID# 003-19-300-003; Section 19, New Haven Township.

Request – To allow a single-family residential structure and covered porch that encroaches 18’ into the minimum front yard setback in the A-1 district.

Ordinance Reference – Section 3.2, Schedule of Regulations.

Note: The applicant has constructed a 3’ addition and a 7’ covered porch that is approximately 22’ from the road right-of-way. The minimum front yard setback in the A-1 district is 40’ from the road right-of-way.

b. Application Request #PZBA19-003

Applicant – Carie G. Johnson

Owners – Glenn & Carole Mulder

Site Location – 14700 Shaftsburg Rd., Perry, MI 48872; Tax ID# 013-35-400-003; Section 35, Woodhull Township.

Request – To allow the creation of a parcel located in the A-2 zoning district that exceeds the maximum lot size requirements of 2.5-acres and is less than 20-acres in size.

Ordinance Reference – Section 2.7.2 and Article 3, Schedule of Regulations

Note: The applicant wishes to divide approximately 10-acres from an approximate 70-acre parent parcel. The proposed 10-acre parcel contains a single-family residential structure.

c. Application Request #PZBA19-004

Applicant – Roger Hill

Owners – Roger L. & Paula Hill Trust

Site Location – 11771 S. Shaftsburg Rd., Laingsburg, MI 48848; Tax ID# 013-13-300-006; Section 13, Woodhull Township.

Request – To allow the creation of a parcel located in the A-2 zoning district that exceeds the maximum lot size requirements of 2.5-acres and is less than 20-acres in size.

Ordinance Reference – Section 2.7.2.A and Article 3, Schedule of Regulations

Note: The applicant wishes to divide approximately 3.33-acres from an approximate 58.6-acre parent parcel. The proposed 3.33-acre parcel contains a single-family residential structure.

d. Application Request #PZBA19-005

Applicant/Owners – Cindy Garber

Site Location – 3522 S. Friegel Rd., Owosso, MI 48867; Tax ID# 010-06-200-002; Section 06, Bennington Township.

Request – To allow the creation of a parcel located in the A-2 zoning district that exceeds the maximum lot size requirements of 2.5-acres and is less than 20-acres in size.

Ordinance Reference – Section 2.7.2.A and Article 3, Schedule of Regulations

Note: The applicant wishes to divide approximately 4.56-acres from an approximate 30-acre parent parcel. The proposed 4.56-acre parcel contains a single-family residential structure.

11. **Interpretations of the Zoning Ordinance:** (If needed)

12. **Zoning Administrator Report:**

13. **Board Member Comments:**

14. **Public Comment:**

15. **Adjournment:**