

Charter Township of Raisin Minutes of Board of Appeals 5/3/07

Meeting called to order at 7:30 p.m. by Chairperson, Ken Swope.

Members present: Jim Colburn, Larry Ganun, Lee Mohr, Bernadine Potts, Joanne Rebotarro and Ken Swope.

Jim Bone Absent – unexcused.

Agenda: Request for variance of side setback requirement for property RAO# 128-2670 located at 3705 Chase Rd.

Motion by Potts to for a variance that would allow 15-foot side set back for property RAO# 128-2670. Second by Colburn.

The attorney representing Thomas Giannico presented to the board the history of how this structure and property got to where it is now. He also presented the board with drawings that showed the proposed new structure location with the 15' setback. He explained the hardship of the property, which included a wetland that greatly reduced the buildable area of the lot. He also stated that they would have to move the structure, the propane tank and the septic field. He did state that he understood this meant going back through the permit process with the Lenawee County Health Department for proper approvals for septic field relocation.

Communication:

Swope shared the letter from the building inspector. In the letter he raised concerns about the soils close to the swamp and their ability to support a structure. He also was concerned about what impact the structure might have on the wetland area.

Discussion:

The board felt that the 15' foot setback was significantly better than the previous request of a zero setback. The board did express the same concerns about the bearing capacities of the soil to the north of the current structure. But the board felt that this could be addressed in the footing inspection and approval process. The features of the lot do create a unique hardship.

Public Comment:

Archie Short the adjoining property owner stated that he had no objection to a 15' side setback variance.

Roll Call Vote:

Jim Colburn - Yes
Larry Ganun - Yes
Lee Mohr - Yes
Bernadine Potts - Yes
Joanne Rebotarro - Yes
Ken Swope - Yes

Motion carried.

At 8:10 PM Potts motioned to close adjourn meeting, Colburn second. Motion carried.

Submitted by Mohr, Trustee