

**DRAFT**

**VEVAY TOWNSHIP  
ZONING BOARD OF APPEALS  
Regular Meeting  
Monday, March 3, 2014  
Vevay Township Hall – 7:00 p.m.**

**MINUTES**

**Members Present:** Vice-Chair Robert Schnabelrauch, Secretary Hannah Watson, Jack Cady, Roger Wood and Mike Gould

**Members Absent:** None

**Staff Present:** Township Supervisor Gary Howe and Attorneys David Revore and Gordon Van Wieren

**Others Present:** Gary and Catherine Baird, Greg Shaw

Vice Chair Schnabelrauch called the meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance.

**Approval of Agenda:**

**MOTION by Wood, seconded by Watson, that the agenda be approved.**

**Vote:     Ayes:    5  
              Nays:    0**

**MOTION CARRIED.**

**Review minutes of last meeting:**

**MOTION by Wood, seconded by Schnabelrauch, that the July 1, 2013, minutes be approved as written.**

**Vote:     Ayes:    4  
              Nays:    0  
              Abstain: Gould (was not present at that meeting – not yet on the**

**ZBA)**

**MOTION CARRIED.**

**Public Comment on matters not on the agenda:**

None

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**Election of Officers:**

**MOTION** by Cady, seconded by Wood, that the following officers be elected:

Jack Cady as Chair  
Bob Schnabelrauch remain as Vice Chair  
Hannah Watson remain as Secretary

Vote:       Ayes 5  
              Nays 0

**MOTION CARRIED.**

Jack Cady took over as chair of the meeting.

**Closed Session:**

**MOTION** by Watson, seconded by Schnabelrauch, to recess to Closed Session as provided under MCL 15.268(e) for the purpose of attorney/client privileged communication about pending litigation.

Roll Call Vote:           Ayes: Cady, Schnabelrauch, Watson, Wood, Gould  
                              Nays: None

**MOTION CARRIED.**

*Recessed to Closed Session at 7:05 p.m.*

*Reconvened regular meeting at 7:20 p.m.*

**Pending Business:**

**Baird Variance:**

Chair Cady stated that on May 6, 2013, the ZBA heard the property owners' appeal for a variance to construct a single family dwelling on their property. The subject property is comprised of two parcels identified as Tax Parcel ID numbers 33-10-10-11-300-010 and 33-10-10-11-300-008 (the "Property"). The ZBA denied their request for a variance. The property owners appealed to the Circuit Court of Ingham County.

In the matter of *Gary and Catherine Baird v Vevay Township*, on January 31, 2014, the Court decided for the property owners and required the ZBA to grant the owners a variance on their property to build a residence, with conditions.

After considering public comments and concerns from Township citizens, the expense of further litigation and the uncertainty of an appeal, the Township negotiated an agreement with the owners in a stipulation for entry of the consent judgment to conclude this litigation.

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Pursuant to the court's decision and consistent with the terms of the agreement between the property owners and the Township in the stipulation for entry of the consent judgment, I (Cady) recommend that a variance under the Vevay Township Ordinance § 18.04 and § 15.05 be issued to the property owners to build a single family dwelling on their property.

May I (Cady) have a motion to grant such variance?

MOTION by Watson, seconded by Wood, that the variance be granted to the Bairds as recommended by Cady.

Roll Call Vote: Ayes: Cady, Schnabelrauch, Watson, Wood, Gould  
Nays: None

MOTION CARRIED. VARIANCE GRANTED.

Training Webcasts from MTA:

Written information was provided to the ZBA members by the Township Clerk (included with the meeting agenda) that the MTA offers webcasts that board members can take at township expense (\$30/webcast/person). Wood stated that he thought he would benefit more from a group training session. Gould stated that the advantage of webcasts is that everyone could watch them within their own schedules. Schnabelrauch indicated he was not comfortable with webcasts.

Supervisor Howe advised that the township office had facilities to show webcasts to the ZBA as a group if they wished. Attorney Van Wieren advised that if the ZBA were to meet for the training as a group, the session should be posted and treated as a regular meeting.

Supervisor Howe advised that the material was provided for informational purposes only, and that no board decision was necessary. ZBA members can sign up for selected webcasts by returning the provided form to the Township Clerk.

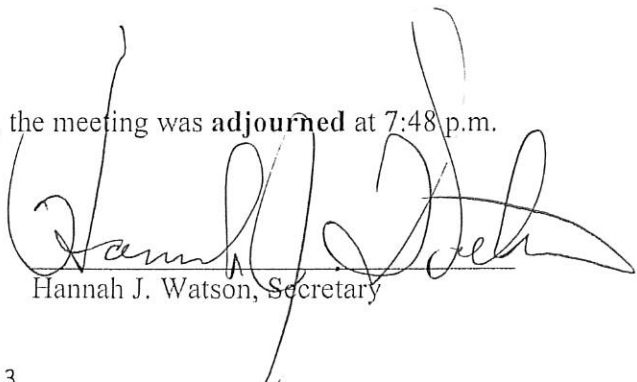
A ZBA Toolkit handbook from the Michigan Association of Planning was also provided to each ZBA member.

Other Business of the Board: None.

The attorneys had nothing further.

The public had no additional comment.

There being no further business before the Board, the meeting was adjourned at 7:48 p.m.

  
Hannah J. Watson, Secretary

