



## Zoning Board of Appeals Deerfield Township

Minutes of Thursday, March 15 meeting

### **Board Members:**

Present: Chuck Hubscher, Roger Lintemuth, Ken Kopke, Mike Pung. Absent: Bob Bowlby

### **Meeting called to order at 7:07 p.m. at Deerfield Township Hall**

Vice-Chairman Hubscher called the meeting to order.

### **Requests for a Zoning Variance:**

An Application for a Variance (Hearing), dated November 20, 2006 was received from Mr. Russell Heinz. Heinz is the owner/operator of Light Equipment Specialists at 2982 West Remus Road, just east of the corner of Winn and M-20. A summons was issued involving improper storage and screening. Heinz was appealing that he had "grandfather clause" rights that did not require him to follow the regulations. After listening to background and information that Heinz had made some effort and progress toward cleanup and screening but believed that he had the right to continue to operate as he had for 26 years, it was noted by Township Attorney Gordon Bloom that the way the business operates, ie store various sundry items, and is not grandfathered in. After discussion in which remedies to the violations were discussed, Ken Kopke offered the following motion: That Mr. Heinz clean up the brush pile on the west side of his property and extend screening fence or move the used equipment because those items are not subject to prior law due to grandfather clause status. The work is to be completed in accordance with Deerfield Township Zoning Ordinances with 45 days from the date of the March 15 meeting. Mike Pung moved to support the motion and it was approved on a 4-0 vote.

### **Discussion of Approval of Minutes:**

It was noted that the minutes appeared regularly on the Deerfield Township web site and were posted at the Township Hall and could be reviewed there. Members discussed that they had read them and would consider for approval at the next regularly scheduled meeting on June 21, 2007 at 7 p.m.

### **Review of rewriting efforts on the Deerfield Master Plan**

The rough draft rewriting of the Deerfield Master Plan was begun to be in compliance with the Michigan Enabling Act. After a time period for responses, the plan will go to the Deerfield Township Board.

### **Special Training Meeting:**

The Michigan Townships Association is offering a workshop on "The ABC's of Your ZBA" on March 22, 2007 at the Comfort Inn at 5 p.m. and Deerfield ZBA members were encouraged to attend.

### **Next Meeting:**

The next meeting for the Zoning Board was set for Thursday, June 21, 2007 at 7 p.m. at the Deerfield Township Hall, unless there is a variance request that requires a special meeting at an earlier date.

### **Adjournment:**

It was moved by Kopke at 7:42 p.m. that the meeting adjourn and seconded by Pung.  
The motion carried 4-0