

**HOWARD TOWNSHIP  
ZONING BOARD of APPEALS MINUTES  
SPECIAL MEETING  
September 30, 2014 7:00 pm**

**Call to Order/Pledge/Roll Call:**

C. Poehlman called the special meeting of the Howard Township Zoning Board of Appeals to order at 6:59 p.m. The meeting was held at the Howard Township Business Office. Pledge to the flag was given. Roll call was answered by C. Poehlman, C. Stafford, J. Gordon and B. Coar. C. Bradfield was absent. Zoning Administrator L. McGregor and Recording Secretary T. Ernsberger were also present.

**Agenda**

A motion was made by B. Coar, supported by J. Gordon to approve the Meeting Agenda, carried.

**Minutes**

A motion was made by B. Coar, supported by J. Gordon to approve the minutes from the June 24, 2014 Zoning Board of Appeals Meeting, carried.

**Old Business**

None

**New Business**

Public Hearing – Variance Application – Mark Lundy, 1356 Thomson Road

Chairman Poehlman opened the public hearing at 7:02 pm. Zoning Administrator McGregor read the public hearing rules. Poehlman called for any conflicts of interest on the board. Hearing none, ZA McGregor stated no additional correspondence was received other than the two letters of support from Pam Skalla (1350 Thomson Road) and Robert Jorgensen (1353 Thomson Road) already in the members' agendas. Poehlman then gave the floor to the applicant, Mark Lundy. Mr. Lundy explained the area requested is the only reasonable location for the proposed pole building due to the topography of his property and the location of septic and drain field placements by the County.

Floor was opened to the public to anyone in favor of the application. David Brawley, 1454 Barron Lake Road, stated application makes sense. Floor was opened to anyone opposing the application. Rex and Kelly Sallak, 1365 Thomson Road, voiced concerns over size of the building in a residential area and the visual impact on them personally as well as the impact on their property value.

Chairman Poehlman closed the public hearing at 7:32 pm.

The Board began deliberations. The topography was discussed in depth as well as the placement of the septic and drain field by the County. After much discussion, a motion was made by Coar, supported by Gordon to approve the variance application of Mark Lundy at 1356 Thomson Road to build a pole building in the front yard setbacks due to the rough terrain and drain field location per the County with the condition of aesthetic evergreens at least six feet tall being planted by November 15, 2014 in a staggered row of two between the pole building and Thomson Road, carried.

### **Report of the Planning Commission**

Zoning Administrator Linda McGregor reported the following Planning Commission actions:

- Amended By-laws to update
- The granting of Special Land Use to Riggenbach's granted only to be shut down with fire inspection. Must bring paint booth into code

### **Correspondence**

None

### **Public Comment**

David Brawley stated that White Pines grow in quick and thick.

### **Zoning Board of Appeals Board Comment**

None

### **Adjournment**

A motion by J. Gordon, supported B. Coar to adjourn the meeting at 7:28 p.m., carried.

Submitted by:

Teri Ernsberger  
ZBA Recording Secretary

*Final Decision Form attached*