

Superior Township Planning and Zoning Committee
Brimley, Michigan 49715
May 31, 2018

Special Meeting Minutes

The Superior Township Planning and Zoning Committee convened a special meeting at 6 p.m. on May 31, 2018 at the Superior Township Hall to gain information from Gordy Gillray about his intent for possible site improvement at 10885 Irish Line Road, Brimley, and for the Planning and Zoning Committee to provide information about compliance with the Township Ordinance.

Committee Members Present: Ken Belk, Elgon Ellis, George Kinsella, Matthew Maki, Rick Plunkett

Other Participants: Gordy Gillray (property owner), Andy Twork (friend of Gordy)

Review of Rick's key points:

- 1) stated the purpose of the meeting was to gather information from Gordy and to provide explanation of applicable Township Ordinances.
- 2) cited two relevant Township Ordinances: *Article 2 Section 2.02 Definitions*, and *Article 8 Section 8.04 Residential District* (see Attachment).
- 3) took care to emphasize the Committee's role as an *advocate for* and not to be *adversarial against* the property owner's opportunity to make improvements.
- 4) took care to emphasize the Committee's charge to comply with the guidance of the Township Ordinance, including making allowances where permissible.

Summary of critical issues:

- 1) *Lot Area* is too small, having only 8,400 of needed minimum of 10,000 square feet.
- 2) *Lot width* is only 56 feet instead of needed minimum of 200 feet without city water/sewerage.
- 3) *Acreage is too small*, only 10% of required 2 acres (8400 SF of required 87,120 SF)
- 4) *A garage as an Accessory Structure to an existing Principal Building* which is not there.

Request by applicant: Would the Planning Committee recommend approving the plan as proposed now? The Committee members consensus was "no", barring addition of land to meet minimum Ordinance compliance regarding square footage, sanitation, and principal structure.

Remaining Courses of Action: Rick informed Gordy that the process allows for appeal to the Zoning Board of Appeals, and beyond that, filing a suit through the Circuit Court.

Respectfully,

Matthew Maki, Secretary

attachment: Extract of Article 2, Section 202, Extract of Residential District Section 8.04