

West Bloomfield Zoning Board of Appeals Meeting
March 7, 2007

PRESENT: Chrmn. Houck, James Foote, Dean Huff & Bob Swain

ALSO PRESENT: Scott Storke, Code Enforcement Officer

7:30pm - Chrmn. Houck called the meeting to order. There were no Public Hearings scheduled for this month.

NEW BUSINESS:

BJ Rogers – Informal discussion on possible Area Variance

BJ was present and passed out preliminary maps. She explained her proposed Subdivision to the Board members. She noted that she had previously been granted an Area Variance by the ZBA (May, 1998) to operate horse stables on an (18) acre parcel when the zoning code requires 20 acres. She explained that she would like to subdivide another (2) acres from the (18) acre parcel and plans to sell the lot to her friend to build a house on it. She stated that she would be happy to change the number of horses she is allowed to have, if that would help her obtain an approval by the ZBA for the Area Variance. She noted that she currently has (16) stables and (15) horses. She also stated that Jean Rohland (an adjoining neighbor) mentioned she would be willing to sell her a couple of acres, whereupon she could add that to her existing (18) acre parcel and have a total of (20) acres. At that point, she could then subdivide the (2) acres off (to sell to her friend) and still have (18) acres left. However, the configuration wouldn't be the same. Chrmn. Houck read a portion of the zoning code out loud. Jim Foote advised BJ there were lots for sale on Co. Rd. 14. She acknowledged she was aware of that but was hoping to be able to utilize the property she already owned. Jim Foote then listed the steps involved in order to necessitate the need for an Area Variance. Chrmn. Houck stated that he would be more comfortable with BJ purchasing (2) acres from Jean Rohland in lieu of decreasing the Variance down to (16) acres. Jim Foote agreed. BJ noted she was fine with that and would speak to Jean.

December Minutes – Chrmn. Houck made a motion to approve the minutes per the revisions made. Jim Foote seconded the motion, with ayes by all, and motion carried. Minutes Approved.

Proposed Zoning Code Changes: Jim Foote put together a list of inaccuracies in our zoning code that he would like an opinion on from the rest of the members. He passed out a worksheet they can use to note their comments on, as well as what degree of importance they deem each item to be. Chrmn. Houck suggested the members look at this information at their leisure and they would talk about it at the next meeting.

8:45PM – Chrmn. Houck motion to adjourn. Dean Huff seconded the motion, with ayes by all, and motion carried.