

WASHINGTON TOWNSHIP ZONING COMMISSION

June 5, 2014

Public Hearing

Zoning Commission Vice-Chair Jerry Mayfield called the meeting to order at 6:36 p.m. Meeting was opened with the Pledge of Allegiance.

Roll Call: Jim Binenda, present; Jerry Mayfield, present; Mark Schuster, present; Angel Wuest, present; and alternate Joanne Elliott, present. Chris Hart was absent.

Legal Notices were published in The Blade, May 22, 2014 and the Point & Shoreland Journal, May 25, 2014.

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This public hearing is at the request of Mr. Richard Eckhardt, 4217 Clegg Road, Lambertville, MI – owner of 2677 Shoreland Avenue. It is his request to split the present parcel into two, with Shoreland Avenue being the “split line.” Current zoning is C-2 – Multi-family building. He proposes the split piece (south of Shoreland Avenue) be zoned for “owner's recreational land use.” The size of that specific parcel is 102 feet long x 15 feet wide.

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Mr. Richard Eckhardt, of 4217 Clegg Road, Lambertville, MI. He has owned the property for 29 years. The parcel is physically split by Shoreland Avenue. 80% of the parcel is an apartment complex and 20% of the parcel is vacant. He'd like to have the parcel on the water split from the original parcel (which he is trying to sell) and keep the parcel on the water for his own personal use because he uses it to launch his personal watercraft. He doesn't feel it is practical for the apartment complex to have the parcel by the water due to safety factors.

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Mr. Mayfield explained that parcels are often split because they are “buildable.” The parcel he wants to split involves a piece that is not “buildable.” According to the Washington Township Zoning Resolution, the minimum buildable lot size is 7200 square feet.

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Mr. Eckhardt said “Josh” from Lucas County told him that the lot may be buildable. The lot is 87' deep from the lot line. Mr. Mayfield said the lot, according to Lucas County AREIS, is only 15 feet off of the right-of-way; only the county can redraw the property lines. It was further explained that a portion of the lot was filled over the years and the state would have control of that “reclaimed” land. Mr. Schuster also noted that parcels that are separated from a buildable lot, often become a blight issue.

Mr. Hart entered the meeting at 7:45 p.m. APPROVED APPROVED

Ms. Elliott and Ms. Bodette shared that the apartment building has advertised in the past that it had “water access” for its tenants.

Mr. Mayfield added that there is no existing classification for a parcel to be zoned for “owners recreational use.”

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Mr. Mayfield moved to decline Mr. Eckhardt's request. Mr. Hart seconded. Roll Call: Jim Binenda, yes; Mr. Hart, yes; Jerry Mayfield, yes; Mark Schuster, yes; Angel Wuest, yes.

Mr. Mayfield moved to recess at 6:56 p.m. for preparation of the minutes. Mr. Hart seconded. Roll

Call: Roll Call: Jim Binenda, yes; Mr. Hart, yes; Jerry Mayfield, yes; Mark Schuster, yes; Angel Wuest, yes.

Mr. Mayfield called the meeting back to order at 7:00 p.m. Corrections were made to the minutes as indicated. Mr. Mayfield moved to approve the minutes as corrected. Mrs. Wuest seconded. Roll Call: Jim Binenda, yes; Chris Hart, yes; Jerry Mayfield, yes; Mark Schuster, yes; Angel Wuest, yes.

Mr. Mayfield moved to adjourn. Mr. Hart seconded. Roll Call: Jim Binenda, yes; Chris Hart, yes; Jerry Mayfield, yes; Mark Schuster, yes; Angel Wuest, yes.

Meeting adjourned at 7:03 p.m.

Respectfully Submitted,

*Karen A. Mayfield*  
APPROVED

Karen A. Mayfield  
Zoning Secretary

<i>Jim Binenda</i>	APPROVED	<i>Angel Wuest</i>
<i>Chris Hart</i>	APPROVED	<i>Mark Schuster</i>
<i>Jerry Mayfield</i>	APPROVED	<i>Jim Binenda</i>
<i>Chris Hart</i>	APPROVED	<i>Angel Wuest</i>
<i>Jerry Mayfield</i>	APPROVED	<i>Mark Schuster</i>
<i>Chris Hart</i>	APPROVED	<i>Jim Binenda</i>
<i>Angel Wuest</i>	APPROVED	<i>Mark Schuster</i>