

**MINUTES SILVER CREEK TOWNSHIP**  
**ZONING BOARD OF APPEALS – JULY 12, 2022**  
**REQUEST BY DALE & RHONDA KEENE**

Ben Schilling called the meeting to order at 6:57 p.m.

The Pledge of Allegiance was recited.

Members present: Nick Barnes, Thom Brown, Wendy Fitzgerald, Bill Saunders, Ben Schilling

Others present: Zoning Administrator Mark Davis, Recording Secretary Liberty Nevins, members of the public

**APPROVAL OF JUNE 21, 2022 MINUTES**

Thom Brown motioned to approve the previous meeting's minutes, seconded by Bill Saunders.

**PUBLIC HEARING NOTICE**

Ben Schilling read the request: The request of Dale and Rhonda Keene regarding the property owned by Rolland and Mable Keene (life estate) addressed as 55006 M-51 North (Parcel No. 14-130-036-001-00) in the "C" Commercial District Zoning Classification. The applicants wish to provide a private road from M-51 in order to permit them access to the west side of the parcel to effectuation a land division. The parcel presently has 165.32 feet of road frontage. A minimum of 150 feet of road frontage is required in the "C" Commercial District. Only one driveway is permitted per parcel (155.022). The ZBA may place conditions on a grant of a variance, such as the closing off of existing driveways. A private road requires a private road agreement, which shall be made a condition of approval of any authorization; alternatively, the applicants are requesting a variance to permit more than one principal use on a zoning lot; in order to permit them to construct another single family residence on the west part of the parcel which contains a lawfully non-conforming residence and a former auto repair business.

**ZONING ADMINISTRATOR COMMENT**

Mark Davis stated he had been working with the Keene family since February. He suggested the Zoning Board give options and ideas to work with the Planning Commission about the issue.

**PUBLIC HEARING**

Comment given by Jim Snow.

**STANDARDS OF REVIEW – SECTION 155.253 OF THE ZONING ORDINANCE**

Thom Brown read the 5 standards of review.

## **ZONING BOARD OF APPEALS DISCUSSION**

Discussion between the Zoning Board members and Dale and Rhonda Keene.

Wendy Fitzgerald motioned to approve with conditions. The applicants must remove all existing driveways to M 51 and get approval from the county road commission and the state of Michigan. The applicants must sign a private road agreement and have it recorded with the county register of deeds. The applicants must get approval from the fire department and must follow the current private easement and private road ordinance 155.055.

Nick Barnes seconded.

Roll call vote was taken, all members voted to approve.

Request approved.

## **PUBLIC COMMENT**

None.

## **ADJOURNMENT**

Ben Schilling adjourned the meeting at 8:06 p.m.

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Liberty Nevins, Recording Secretary

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Wendy Fitzgerald, Secretary