



**Lodi Township  
Board of Appeals Minutes  
September 15 2020  
7:00 p.m.**

Meeting was called to order at 7:00 PM and the Pledge of Allegiance was recited.

**Present:** Bunton, Foley, Bauer, Little

**Absent:** Giezentaner

**Others Present:** Jacob Lubig (for applicant Walcott)

There being two additions or corrections, a motion to approve the minutes of September 8, 2020 was made by Foley, second by Little, passed 4-0.

There was discussion on the need to elect a Vice Chairperson. Motion Bauer, seconded by Foley to elect Mike Bunton as Vice Chairperson. Motion passed 4-0

**Lodi Township parcel #M-13-25-142-061**

Continued deliberation on the request for a variance for 1857 Ridgewood, Saline, MI 48176, Lodi Township parcel #M-13-25-142-061 for the rear yard set back of the required 35' to 19'11" for the purpose of a pool and if the patio also needed a setback variance. Lodi Township Zoning Ordinance section 30.101 Dimensional Standards.

Applicant: Jacob Lubig spoke for the applicant describing the three outstanding items as discussed at the last board meeting for the variance request due to the configuration of the property. He

mentioned that the BP pipeline was not an issue, there were no easements that went into the applicant's property. The septic field is off to the side and would not infringe upon the proposed location of the pool or patio.

The Board had discussions about the location of the pool and raised patio for the variance.

Findings of fact:

1. Practical difficulties: Denying the variance would deprive the applicants of rights commonly enjoyed by other property owners. The limited depth of the backyard, and the depth of the setback area leave little area for backyard recreational purposes.
2. Substantial justice: Allowing the variance will give the applicants the ability to use their backyard for recreational purposes.
3. Unique circumstances: The limited depth and shape of the backyard, the depth of the setback area, and the area set aside for the septic system and reserve field leave little area for backyard recreational purposes.
4. Preservation of property rights: Pools are an allowable structure. Allowing the variance preserves the rights of the applicants to enjoy backyard recreational activities as others in the same zoning district.
5. Public safety and welfare: Granting the variance will not increase the hazard of fire, in fact it could provide a water supply in the event of fire. The pool will have fencing for safety. There should be no impact on the value, or alteration in the essential character of surrounding properties. It will not impair the adequate supply of light and air to any adjacent property.
6. Not self-created: The lot configuration and placement of the house and septic field were not determined by the applicant.

7. More than mere inconvenience: The request for a variance is not for convenience or to attain a higher financial yield. It is due to practical difficulties caused by lot configuration and placement of the house and septic fields.
8. Minimum necessary action: The variance is the minimum necessary relief to allow reasonable use of the land.

Motion to approve the variance request to reduce the 35' rear setback for Lodi Township parcel # M-13-25-142-061 for the purpose of a pool to 19'11" and for the patio to 11'11" based on the findings of fact made by Foley, second by Bauer.

Roll Call Vote: Little– yes; Bauer – yes; Bunton – yes; Foley- yes; Giezentaner – absent. Passed 4-0.

Motion to adjourn by Bauer, second Little. Passed 4-0  
Meeting adjourned at 7:14 PM.

Michelle Foley  
Secretary, Zoning Board of Appeals