

**Lodi Township
Zoning Board of Appeals Meeting Minutes
February 15, 2022**

Call to Order/Pledge of Allegiance: Meeting was called to order at 7:00 pm by Chair Bauer. Pledge of Allegiance was recited.

Roll Call: Present: Bauer, Schaible, Warner, Strader **Absent:** Chronis

Others Present: John Bowdish, Karen Windschmidt

Approval of Meeting Minutes: A motion to approve the minutes from the 1/18/22 ZBA meeting was made by Warner, second by Schaible. No discussion. **YEA: 4, NAY: 0, Absent:1** Motion passed 4-0.

Approve/Amend Agenda: A motion to approve the agenda was made by Warner, second by Schaible. **YEA: 4, NAY: 0, Absent:1** Motion passed 4-0.

Public Hearing for Lodi Township Parcel #M-13-26-105-039, application by John Bowdish, 6200 Ann Arbor-Saline Rd, Saline, MI 48176, requesting variance from Lodi Zoning Ordinance 56.08A Non-Conforming Structures Alterations for a 40 ft by 40 ft addition to an existing barn, per the application received by the Township Jan. 26, 2022.

Motion to open Public Hearing made by Bauer, second by Schaible. **YEA: 4, NAY: 0, Absent:1** Motion passed 4-0.

Public Comment: Chairman Bauer asked if Mr. Bowdish wished to comment on, or add information to his application. Mr. Bowdish said he's an avid car collector and he requires more storage space for his vehicles, since his insurance won't cover cars stored outdoors. The new building would be on the east side of the existing building so does not encroach on either rear or side yard set-backs. No further comments.

Motion to close the Public Hearing: Motion by Warner, second by Schaible to close the Public Hearing. **YEA: 4 NAY: 0, Absent:1** Motion passed 4-0.

Discussion: Warner made reference to the report submitted by the Township's Planner dated 2/14/22, which indicated that according to Lodi Township Zoning Ordinance Article 56.0, 56.05B, the proposed addition to the existing non-conforming structure meets the allowable rear and side yard setback requirements and does not affect the degree of non-conformity of the existing structures. The proposed addition does not cause the structures to exceed lot coverage requirements, therefore the Planner determined that no variance is required for the proposed addition as shown on the application.

Motion by Warner, second by Bauer, to approve the Planner's recommendation that a variance is not required from Lodi Township Zoning Ordinance Article 56.0, 56.05B for the construction of a 40 ft by 40 ft addition to the existing non-conforming structure on parcel # M-13-26-105-039, as described in the application dated Jan. 26, 2022, by John Bowdish.

Roll Call Vote: YEA-Schaible, Warner, Bauer, Strader. NAY- none. Absent – 1. Motion passed 4-0

Other Business: None

Motion to Adjourn by Warner, second by Schaible. YEA: 4 NAY: 0, Absent:1 Motion passed 4-0.

Meeting Adjourned: 7:18 pm

Respectfully Submitted,

Cindy Strader, Secretary Lodi Township Zoning Board of Appeals