

TOWNSHIP OF FREMONT

COUNTY OF TUSCOLA
MAYVILLE, MICHIGAN 48744

Zoning Board of Appeals Meeting
May 26, 2011

Board Present:

Frank Ellicott
Ken Bragg
James Holmes
Soleiman Seghatoleslami
Charles Sherwin

Board Absent:

Arland Draper

Guest:

Amy Holbrook
Henry Wymore
Lyle Fryers
Joy-Ann Horning - Applicant
Jackie Sebert
Arnold Rogers

Meeting opened at 7:05p.m. by Bragg.

Minutes: Motion by Holmes, seconded by Soleiman to approve the June 28, 2010 minutes – motion carried.

Bragg stated that the purpose of the meeting was as follows: Ronald & Joy-Ann Horning who reside at 6410 North Lake Road are requesting that they be allowed to remove their current trailer home and replace it with a 932 sq. ft. manufactured home that is owned by Mr. & Mrs. Robert Horning which is currently located at 1303 Sugar Tree Court in Caro, MI. The reason they are wanting to move the home is because Mr. & Mrs. Robert Horning are well over 80 years old and are having a difficult time caring for each other due to medical issues and having had several recent surgeries. They are requesting a variance because the home they want to bring in is only 932 sq. ft. instead of the required 1,000 sq. ft. Bragg also stated that he did not receive any letters or phone calls from any neighboring property owners.

Jackie Sebert (Ron & Joy-Ann Horning's daughter):

Stated that Mr. & Mrs. Robert Horning purchased the home a 1½ years ago with the idea that they would live in this home for the remainder of their lives. This home is a 2000 modular home and is equipped with wheelchair accessible rooms and a handicap accessible restroom and also has a ramp to the front door.

Public Comments:

None

Board Discussion:

Holmes asked what would be done with the old home once the new one is moved in. Jackie Sebert stated that the new home would be moved behind the current home and as soon as the addition was added onto the new home that the current home would be torn down and removed from the township. Soleiman asked how many bedrooms it had and Jackie Sebert stated 3. Ellicott asked how big the addition would be and Jackie Sebert stated that it they were adding a 23' x 14' addition. She also stated that they were figuring they could get all the work done

within 90 days. Holmes commented that under Section 18.03 the ZBA can grant a variance when there is an unnecessary hardship. Some of hardships that were noted were as follows: Mr. & Mrs. Robert Horning's home was purchased by them with the intent to live out the remainder of their days at this home and it is equipped with a wheelchair ramp to the front door and also all the rooms in the home are wheelchair accessible as well as having a handicap accessible bathroom; but it doesn't have enough living space to legally move into the township. Due to the current medical issues of both Mr. & Mrs. Robert Horning they are in need of having someone care for them and Ron & Joy-Ann's home is not set up as wheelchair accessible. Also, the Horning's spoke with the Sugar Tree Manufactured Home Community and they will not allow them to add any living space additions to the home while it is located at the Park and the Horning's were not able to find anyone that could build a pre-fabricated addition. Soleiman mentioned about the possibility of posting a bond to make sure the work was completed.

Motion: Motion made by Holmes, seconded by Ellicott to grant the variance under Section 18.03 which states that the Zoning Board of Appeals can grant a variance due to an unnecessary hardship. Variance is granted with the condition of having a \$3,000 performance or cash bond to make sure that the old trailer is removed and an addition is added to bring the new home to at least 1,000 square feet of living space. Also the applicant is to provide the Zoning Administrator with an occupancy permit and the project is to be completed within 180 days from the date of receiving the land use permit from the Zoning Administrator. Roll call vote: Ellicott-yes, Sherwin-yes, Holmes-yes, Soleiman-yes, Bragg-yes. Motion approved.

Meeting adjourned at 8 p.m.

Respectfully submitted by

Amy L. Holbrook, Secretary