

LIVONIA JOINT PLANNING BOARD

MEETING MINUTES

May 12, 2014

PRESENT: Chair R. Bennett, J. Palmer, D. Richards, J. Sparling, C. Casaceli, D. Simpson, Code Enforcement Officer- A. Backus, Recording Secretary- A. Backus

EXCUSED: R. Haak, Town Attorney- J. Campbell

AGENDA: Approve the meeting minutes of April 15, 2014

Richard Barber- Concept review of 4172 East Lake Rd.

Chair Bennett opened the meeting at 7:02pm

Chair asked board members to review the April 15, 2014 meeting minutes.

M/2/C (J. Palmer/ J. Sparling) to approve the April 15, 2014 meeting minutes.

Motion carried 6-0

Chair asked Richard to explain his intentions,

Richard explained that despite his family's long history of enjoyment he needs to sell the property. His agent has done a market analysis and the property has been listed below said market price, however, no offers have been made (after approx. 1 year). Richard believes that his best option to sell the property would be to split the lot in half.

Richards' intention is to subdivide and sell the cottage and a vacant building lot. He believes that the new building lot would be of sufficient size to allow for a decent size structure. Both buildings would meet conforming side setbacks but have nonconforming (within the 60% relief) front and rear setbacks. A. Backus mentioned that, while the proposal may be similar to many lake properties, one of the challenges before us is that the request involves making one nonconforming lot into two nonconforming lots.

J. Palmer reminded the board that the county tends to recommend against making nonconforming lots further nonconforming and that the ZBA would likely need a super majority vote if they supported this proposal. Chair stated that while the Planning Board supports the proposal, Richard still needs to go before the Livingston County Planning Board and Livonia Joint Zoning Board of Appeals (ZBA). D. Richards mentioned that a letter of support should be sent from the Planning Board.

M/2/C (J. Palmer/ J. Sparling) to close this portion of the meeting.

Motion carried 6-0

Board discussed an upcoming case.

M/2/C (D. Richards/ J. Palmer) motion to adjourn.

Motion carried 6-0

Respectfully submitted:

Adam Backus- Recording Secretary