

Vernon Township
Zoning Board of Appeals
Meeting Minutes
6801 S Durand Rd
January 7, 2025

The meeting was called to order at 7 p.m.

Present: John Wolf, Janeene Temple, Robert Conrad, and Mark Dyer

Absent: Dan Bannister

Guests: Mark P. Meyer, Bruce P. Lawton, Krystal Kent

No agenda was presented and it was determined that since this meeting was tabled from the previous meeting held on December 3, 2024, they were still working off that agenda.

No previous minutes were presented for approval at this time.

Public Hearing

A public hearing was held continuing the discussion from the December 3rd, 2024 meeting to address Dawn & Brian Hittle's request for a variance to allow a house to be built on a flag lot they own as part of their property located at 11542 E Prior Rd.

The assessor presented to the board an email from Dawn Hittle explaining that she was not able to attend the meeting in person as she was in Florida and her dissatisfaction of having to possibly build a private road. She offered to be called on her phone.

The assessor also presented to the board the information she had received from the Road Commission regarding the regulations and procedures they require to build a private road. She also presented a copy of the Vernon Township Ordinance regarding the requirements for a private road.

Krystal Kent verbally stated to the board that she had met with the Road Commission representative at the site and they have told her verbally that a private road entrance should not be an issue and would be allowed. The assessor had asked Dawn Hittle for a document from the Road Commission verifying this but, at the time of the meeting, nothing was available.

The board held a lot of discussion regarding the pros and cons of allowing a variance especially as it pertains to requiring that a private road be built to access the property. Janeene Temple had concerns that, currently, proper easements were not in place and needed to be obtained from the contiguous land owner. The Board came to the general consensus that by requiring

the applicant to construct a private road according to the Vernon Township ordinance requirements, the site would no longer be a flag lot.

Mr. Dyer, Bruce Lawton, and Krystal Kent were part of the conversation presenting their views on the issue.

Public Hearing closed.

Motion made by Robert Conrad, seconded by Janeen Temple to allow the applicant, Dawn Hittle, to construct a house on the west side of the back acreage of her property (11542 E Prior Rd) upon construction of a private road to the site with required proper easements in place and according to all the requirements listed in the current Vernon Township Ordinance 6.5.7 which also includes that it meets all Shiawassee County Road Commission private road standards.

All Ayes

No New Business.

Adjourned at 8:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Merilee Lawson". The signature is written in dark ink and is positioned above the typed name.

Merilee Lawson
Acting secretary