



10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
www.hamburg.mi.us

ZONING BOARD OF APPEALS MEETING

Wednesday, September 11, 2024 at 7:00 PM
Hamburg Township Hall Board Room

AGENDA

CALL TO ORDER

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

CORRESPONDENCE

APPROVAL OF THE AGENDA

CALL TO THE PUBLIC

VARIANCE REQUESTS

1. ZBA 2024-005

Owner: Benjamin Cameron
Location: Beach Ln.

Parcel ID: 4715-33-110-174

Request: Variance application to permit the construction of a single-family home. Applicant requests a 21.2-foot variance from the required wetland setback of 50 feet., per Section 36-293(C)(2) a.

NEW/OLD BUSINESS

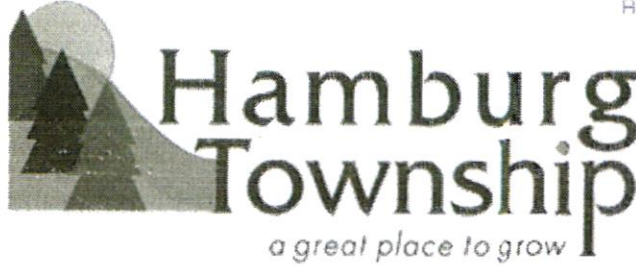
2. Approval of the April 10, 2024 ZBA meeting minutes.

ADJOURNMENT

ZBA Case Number 24-0005
\$500.00

HAMBURG TOWNSHIP
Date 07/29/2024 8:12:30 AM
Ref ZBA2400-05
Receipt 1312759
Amount \$500.00

Item 1.



FAX 810-231-4295
PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

**APPLICATION FOR A ZONING BOARD OF APPEALS (ZBA)
VARIANCE/INTERPRETATION
(FEE \$500 plus \$50 each additional)**

1. Date Filed: _____
2. Tax ID #: 15- 33-110-174 Subdivision: CORNWELL ACRES Lot No.: 258
3. Address of Subject Property: N/A
4. Property Owner: BENJAMIN CAMERON Phone: (H) 248-921-9850
Email Address: N/A (W) N/A
Street: _____ City BRIGHTON State MI
5. Appellant (If different than owner): GARY SPISZ Phone: (H) 517-861-6926
E-mail Address: gspisz@msn.com (W) N/A
Street: 6121 KINYON DR City BRIGHTON State MI
6. Year Property was Acquired: 2020 Zoning District: WFR Flood Plain _____
7. Size of Lot: Front _____ Rear _____ Side 1 _____ Side 2 _____ Sq. Ft. _____
11. Dimensions of Existing Structure (s) 1st Floor — 2nd Floor — Garage —
12. Dimensions of Proposed Structure (s) 1st Floor _____ 2nd Floor _____ Garage _____
13. Present Use of Property: VAC
14. Percentage of Existing Structure (s) to be demolished, if any 0 %
15. Has there been any past variances on this property? Yes _____ No
16. If so, state case # and resolution of variance application N/A
17. Please indicate the type of variance or zoning ordinance interpretation requested:

WETLAND SETBACK

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18. Please explain how the project meets each of the following standards:

Hamburg Township
Planning and Zoning Department

- a) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone.

A MOST PROPERTIES ON THIS ISLAND ARE NEAR WATER,
WET LANDS OR ODD SHAPED PROPERTIES. A VARIANCE IS
NECESSARY TO PLACE AN ADEQUATE SFD ON SUBJECT PROPERTY,

- b) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not be deemed sufficient to warrant a variance.

THIS VARIANCE IS NECESSARY TO TRANSFORM THE SUBJECT
PROPERTY TO FIT THE SURROUNDING NEIGHBORHOOD.

- c) That the granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

THE REQUESTED IS FOR NOTHING MORE THAN TO
BUILD A NEW HOME ON A PROPERTY WITH NO HOME

- d) That the granting of such variance will not adversely affect the purpose or objectives of the master plan of the Township.

THIS VARIANCE IS TO TRANSFORM VACANT LAND IN A
RESIDENTIAL NEIGHBORHOOD HOME.

- e) That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought, is not of so general or recurrent a nature.

THE REQUESTED VARIANCE IS FOR THE PURPOSE OF BUILDING
A SINGLE FAMILY HOME TO FIT THE PROPERTY.

- f) Granting the variance shall not permit the establishment with a district of any use which is not permitted by right within the district.

THE DISTRICT IS ZONED FOR SINGLE FAMILY RESIDENTIAL
HOMES.

- g) The requested variance is the minimum necessary to permit reasonable use of the land.

IF YOU REFER TO PLOT #1 YOU WILL SEE WHAT FOOT
PRINT WOULD LOOK LIKE IF SET BACKS STAY CURRENT,

- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a variance only grants that which was presented to the ZBA.
- I acknowledge that I have reviewed the Hamburg Township Zoning Ordinance, the ZBA Application and the ZBA Checklist and have submitted all of the required information.
- I acknowledge that filing of this application grants access to the Township to conduct onsite investigation of the property in order to review this application.
- I understand that the house or property must be marked with the street address clearly visible from the roadway.
- I understand that there will be a public hearing on this item and that either the property owner or appellants shall be in attendance at that hearing.
- I understand that a Land Use Permit is required prior to construction if a variance is granted.

VARIANCE (ZBA) APPLICATION CHECKLIST:

Eight (8) sets of plans must be submitted. The sets are for the individual use of the Zoning Board members and for the Township's records. None will be returned to you. The Land Use Permit will not be released until three (3) final construction blueprints and three (3) copies of your site plan are submitted which have been prepared according to the variances granted and conditions imposed at the appeals meeting.

Zoning Board of Appeals Application Form

Site (plot) Plan with the following information:

- Location and width of road(s) and jurisdiction (public or private road).
- Location and dimensions of existing/proposed construction.
- Dimensions, designation, and heights of existing structures on property clearly marked.
- Dimensions of property (lot lines).
- Location and dimensions of required setbacks.
- Measurement from each side of existing and proposed structure to the property lines.
- All easements.
- Any bodies of water (lake, stream, river, or canal) with water body name.
- Distance proposed structure and existing structures are from any body of water.
- Septic tank and field, sewer (grinder pump), and water well.
- All areas requiring variances clearly marked with dimensions and amount of variance requested.
- Any outstanding topographic features that should be considered (hills, drop-offs, trees, boulders, etc.)
- Any other information which you may feel is pertinent to your appeal.
- If the variance is to a setback requirement a licensed professional stamp shall be on the site plan.

Preliminary sketch plans:

a) Elevation plans:

- Existing and proposed grade
- Finished floor elevations
- Plate height
- Building height
- Roof pitch

b) Floor plans:

- Dimension of exterior walls
- Label rooms
- Clearly identify work to be done
- Location of floor above and floor below

c) All other plans you may need to depict the variance you're requesting (surveys, grading plans, drainage plans, elevation certificates, topographical surveys, etc.)

Proof of Ownership: Include one of the following:

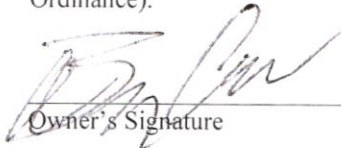
- a) Warranty Deed – showing title transaction bearing Livingston County Register of Deeds stamps, OR
- b) Notarized letter of authorization from seller of property giving the purchaser authorization to sign a Land Use Permit.


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Planning and Zoning Department

• I understand that any order of the ZBA permitting the erection alteration of a building will be void after one (1) year (12 months), unless a valid building permit is obtained and the project is started and proceeds to completion (See Sec. 6.8 of the Township Zoning Ordinance).


Owner's Signature 7/25/2024
Date


Appellant's Signature 7/25/2024
Date

Last Listing

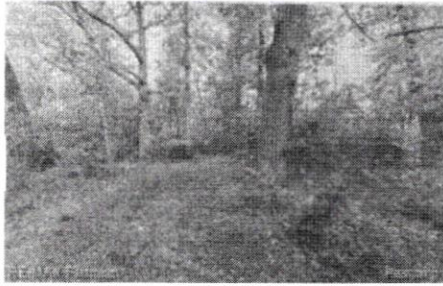
0000 BEACH Lane, Hamburg Twp, Michigan 48169

MLS#: **2210011860**
 P Type: **Land**
 Status: **Unconditionally Withdrawn**

Area: **01151 - Hamburg Twp**
 DOM: **N/215/215**
 Released

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$39,500**
 OLP: **\$49,500**



1 / 7 Bens Lot.jpg

Location Information

County: **Livingston**
 Township: **Hamburg Twp**
 Mailing City: **Pinckney**
 Side of Str:
 School District: **Dexter**
 Location: **N of OF STRAWBERRY LAKE/W of OF MERRILL**

Lot Information

Acreage: **0.25**
 List \$/Acre: **\$158,000.00**
 Min Lots/Acre:
 Lot Dim: **88x139x93x121**
 Road Front Feet: **88**
 Zoning: **Recreation, Residential**

Contact Information

Name: **SHANNON WELLMAN KUEHNL**
 Phone: **(810) 560-3267**

Waterfront Information

Water Name: **LITTLE GALLAGHER**
 Water Facilities: **Lake Privileges**
 Water Features: **All Sports Lake**
 WaterFront Feet:

Land Contract Information

Land DWP:
 Land Int Rate: %
 Land Payment:
 Land Terms:



Additional Information

Internet Avail:
 Mineral Rights:
 Sqft Min Lot:
 Survey: **Yes**
 Irrigation:
 Perk:

Listing Information

Listing Date: **02/24/21** Off Mkt Date: **09/27/21** Pending Date:
 Restrictions: ABO Date: Contingency Date:
 Directions: **STRAWBERRY LAKE RD TO EAST LANE TO BEACH LANE ON LEFT AFTER BRIDGE LOOK FOR SIGN** Exclusions:
 Terms Offered: **Cash** Short Sale: **No** Possession: **At Close**
 MLS Source: **REALCOMP**
 BMK Date:
 Originating MLS#: **2210011860**

Features

Site Desc: **Irregular** Road Frontage: **Gravel**
 Water Source: **Well-Needed** Sewer: **Sewer at Street**

Legal/Tax/Financial

Property ID: **1533110174** Restrictions: Ownership: **Standard (Private)**
 Tax Summer: **\$47** Tax Winter: **\$544** Oth/Spec Assmnt: **333.21**
 SEV: **5,000.00** Taxable Value: **\$5,000.00** Existing Lease: **No**
 Legal Desc: **SEC 33 T1N R5E CORNWELL ACRES LOT 258**
 Subdivision: **CORNWELL ACRES**

Agent/Office Information

Sale Ag Comp: **Yes: 3** List Office Ph: **(810) 227-4600**
 Buy Ag Comp: **Yes: 3** List Agent Ph: **(810) 560-3267**
 Trans Crd Comp:
 Compensation Arrangements:
 List Office: **RE/MAX Platinum**
 List Agent: **SHANNON L KUEHNL** 

Remarks

Public Remarks: **BEAUTIFUL LOT WITH A DEDICATED BOAT LAUNCH, THIS IS A PUBLIC ALL SPORTS CHAIN OF LAKES ~ THERE IS NOT A DOCK WITH WITH PROPERTY~YOU CAN EASILY WALK TO THE PARK WITH PAVILLION AND BEACH JUST DOWN THE STREET~SEWER IS AT THE STREET WITH NO REMAINING ASSESSMENT DUE~SURROUNDING AREA IS CURRENTLY DESIGNATED AS AN OUTLOT~NO HOMEOWNER ASSOCIATION~ PRIVATE ROAD MAINTANENCE CURRENTLY \$200 PER YEAR~**

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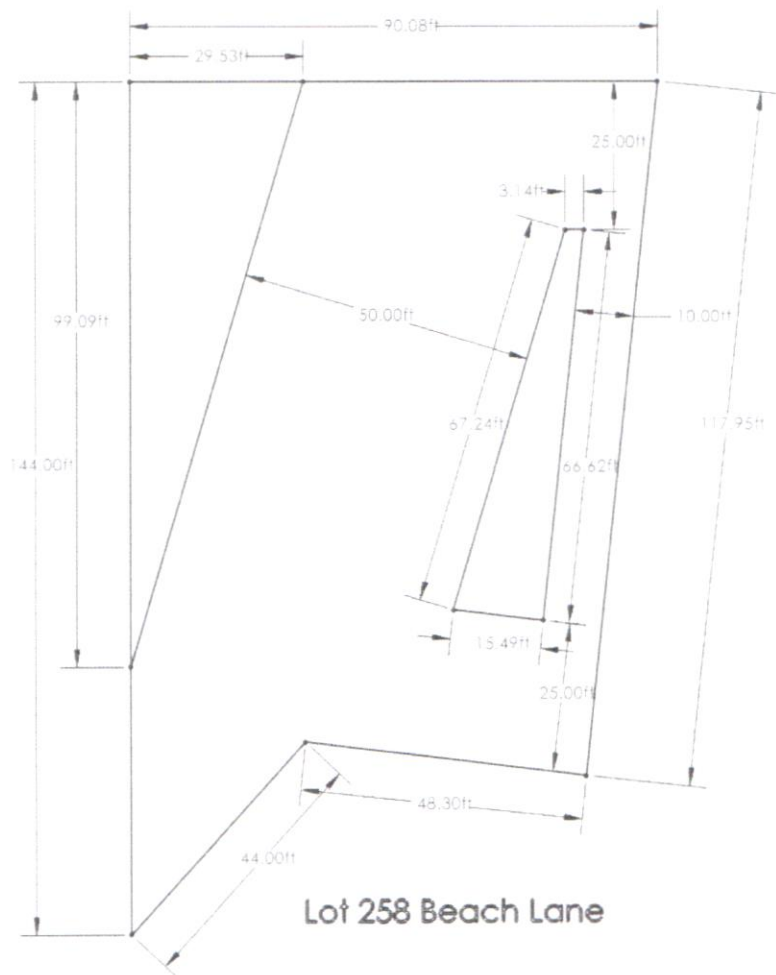
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Hamburg Township
Planning and Zoning Department



Investigation • Remediation
Compliance • Restoration

10448 Citation Drive, Suite 100
Brighton, MI 48116

Mailing Address:
P.O. Box 2160
Brighton, MI 48116-2160

800 395-ASTI
Fax: 810.225.3800

www.asti-env.com

Sent Via Email Only

August 7, 2020

Ms. Mary Lee and Ms. Rebecca Dunlavy
Trustees for the Mary M. Dunlavy Estate
6601 Mast Road
Dexter, MI 48310

*RE: Wetland Delineation and Jurisdictional Assessment
NHN Beach Lane, Parcel 4715-33-110-174
Hamburg Township, Livingston County, Michigan
ASTI File No. 11570*

Dear Ms. Lee and Ms. Dunlavy:

On July 31, 2020, ASTI Environmental (ASTI) conducted a site investigation to delineate wetland boundaries on approximately 0.241 acres of land along Beach Lane Road, northwest of Elm Lane and of Shoreview Drive in Hamburg Township, Livingston County, Michigan (Property). One wetland likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) was found on the Property (Figure 1 – *GPS-Surveyed Wetland Boundaries*). Wetland boundaries, as depicted on Figure 1, were located using a professional grade, hand-held Global Positioning System unit (GPS).

SUPPORTING DATA AND MAPPING

The United States Geological Survey (USGS) Hamburg, Michigan 7.5' Quadrangle Maps, the USDA Web Soil Survey (WSS), the National Wetland Inventory Map (NWI), the EGLE Wetlands Map Viewer web site, and digital aerial photographs were all used to support the wetland delineation and subsequent regulatory status determination. The NWI and EGLE maps indicated the presence of wetland in the southern portions of the Property. The USGS depicted no wetland on the Property.

In addition, the WSS indicated the Property is comprised of the soil Houghton muck, 0 to 1 percent slopes. The soil complex of Houghton muck is listed as hydric soil on the WSS.

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FINDINGS

ASTI investigated the Property for the presence of any lakes, ponds, wetlands, and watercourses. This work is based on *MCL 324 Part 301 (Inland Lakes and Streams)* and *Part 303 (Wetland Protection)*.

It should be noted that some municipalities have local wetland ordinances and natural features setbacks that may apply to this property. In addition, in some circumstances the US Army Corps of Engineers (ACOE) may also have jurisdiction of wetlands or watercourses on your Property. If either is the case for your site, this information will also be noted in the wetland descriptions below.

The delineation protocol used by ASTI for this delineation is based on the US Army Corps of Engineers' *Wetland Delineation Manual*, 1987, the *Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Midwest Region*, and related guidance/documents, as appropriate. Wetland vegetation, hydrology, and soils were used to locate the wetland boundaries. One wetland area and one watercourse were found on the Property discussed below.

Wetland A

Wetland A is a scrub/shrub wetland 0.03 acres in size on-site and located in the southeastern portion of the Property (see Figure 1). Wetland A continues off-site to the west and south. Dominant vegetation found within Wetland A included glossy buckthorn (*Rhamnus frangula*), false nettle (*Boehmeria cylindrica*), mad-dog skullcap (*Scutellaria lateriflora*), and fringe sedge (*Carex crinita*). Soils within Wetland A were mucky loam and are considered hydric because the criteria for a loamy mucky mineral soil were met. Indicators of wetland hydrology observed within Wetland A included saturation and water stained leaves.

Dominant vegetation observed within the upland adjacent to Wetland A included white oak (*Quercus alba*), black oak (*Quercus velutina*), glossy buckthorn (*Rhamnus frangula*), autumn olive (*Elaeagnus umbellata*), and sedge (*Carex pensylvanica*). Upland soils encountered were sandy and no evidence of wetland hydrology was observed.

It is ASTI's opinion that Wetland A is regulated by the EGLE under Part 303, Wetland Protection, because it is contiguous with a larger wetland complex off-site. In addition, Hamburg Township requires a 50-foot setback from regulated wetlands per Hamburg Township Zoning Ordinance, Article 9.9.3, Setback Standards, effective May 6, 2009.

Wetland Flagging

Wetland boundaries were marked in the field with day-glow pink and black striped with the flagging numbers A-1 through A-5.

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Planning and Zoning Department
Page 2 of 3

Wetland Delineation and Jurisdictional Determination
NHN Beach Lane, Parcel 4715-33-110-174
Hamburg Twp., Livingston Co., MI
ASTI File No. 11570



SUMMARY

Based upon the data, criteria, and evidence noted above, it is ASTI's professional opinion that the Property includes one wetland (Wetland A) regulated by EGLE under the Natural Resources and Environmental Protection Act (1994 P.A. 451), Part 303 Wetland Protection. However, please note that EGLE has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan. Any proposed impact to the areas that ASTI has identified as regulated will require an EGLE permit. Additionally, Hamburg Township Zoning Ordinance, Article 9.9.3, Setback Standards, requires a 50-foot setback from regulated wetland.

Attached are Figure 1, which shows the GPS-surveyed locations of wetland flagging on the Property, and completed US Army Corps of Engineers (ACOE) Wetland Data Forms. Please note that the data sheet numbers match the data collection sampling points shown on Figure 1.

Thank you for the opportunity to assist you with this project. Please let us know if we can be of any further assistance in moving your project forward.

Sincerely yours,

ASTI ENVIRONMENTAL

Jeremiah Roth
Wetland Ecologist

Dana R. Knox, PWS
Wetland Ecologist
Professional Wetland Scientist #213

Attachments: Figure 1 – *GPS-Surveyed Wetland Boundaries*
Completed ACOE Wetland Data Forms

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Planning and Zoning Department

Wetland Delineation and Jurisdictional Determination
NHN Beach Lane, Parcel 4715-33-110-174
Hamburg Twp., Livingston Co., MI
ASTI File No. 11570



Figure 1 - GPS-Surveyed Wetland Boundaries

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Planning and Zoning Department

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: NHN Beach Lane City/County: Hamburg Twp. - Livingston Co. Sampling Date: 7/31/2020

Applicant/Owner: Mary M. Dunlavy State: MI Sampling Point: W1

Investigator(s): JWR (ASTI Environmental) Section, Township, Range: Section 33, T01N, R05E

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): concave

Slope (%): 0-1 Lat: 42.438282 Long: -83.858029 Datum: NAD 83

Soil Map Unit Name: Houghton muck, 0 to 1% slopes NWI classification: PFO1/SS1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>15x10ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1.	<u>None</u>				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80.0%</u> (A/B)
2.					
3.					
4.					
5.					
			=Total Cover		
Sapling/Shrub Stratum	(Plot size: <u>15ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1.	<u>Rhamnus frangula</u>	<u>55</u>	<u>Yes</u>	<u>FACW</u>	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>17</u> x 1 = <u>17</u> FACW species <u>55</u> x 2 = <u>110</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>7</u> x 4 = <u>28</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals <u>79</u> (A) <u>155</u> (B) Prevalence Index = B/A = <u>1.96</u>
2.					
3.					
4.					
5.					
		<u>55</u>	=Total Cover		
Herb Stratum	(Plot size: <u>5</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1.	<u>Boehmeria cylindrica</u>	<u>5</u>	<u>Yes</u>	<u>OBL</u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2.	<u>Scutellaria lateriflora</u>	<u>5</u>	<u>Yes</u>	<u>OBL</u>	
3.	<u>Carex crinita</u>	<u>5</u>	<u>Yes</u>	<u>OBL</u>	
4.	<u>Parthenocissus inserta</u>	<u>2</u>	<u>No</u>	<u>FACU</u>	
5.	<u>Decodon verticillatus</u>	<u>2</u>	<u>No</u>	<u>OBL</u>	
6.					
7.					
8.					
9.					
10.					
		<u>19</u>	=Total Cover		
Woody Vine Stratum	(Plot size: <u>15x10ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1.	<u>Parthenocissus inserta</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
2.					
		<u>5</u>	=Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.)

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Midwest Region – Version 2.0

JUL 25 2024

Hamburg Township
Planning and Zoning Department

SOIL

Sampling Point: W1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10YR 2/1	80	2.5YR 3/2	20	C	M	Mucky Loam/Clay	Faint redox concentrations
16-20	10YR 2/1	80	5YR 4/3	20	C	M	Mucky Loam/Clay	Prominent redox concentrations
20-24	10YR 2/1	80	5YR 3/4	20	C	M	Mucky Loam/Clay	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input checked="" type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if observed):
 Type: None
 Depth (inches): _____

Hydric Soil Present? Yes No _____

Remarks:
 This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	<u>Secondary Indicators (minimum of two required)</u>
<input type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Geomorphic Position (D2)	
<input checked="" type="checkbox"/> FAC-Neutral Test (D5)	

Field Observations:

Surface Water Present?	Yes _____	No <input checked="" type="checkbox"/>	Depth (inches): _____
Water Table Present?	Yes _____	No <input checked="" type="checkbox"/>	Depth (inches): <u>24</u>
Saturation Present?	Yes <input checked="" type="checkbox"/>	No _____	Depth (inches): <u>4</u>

(includes capillary fringe)

Wetland Hydrology Present? Yes No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: NHN Beach Lane City/County: Hamburg Twp. - Livingston Co. Sampling Date: 7/31/2020
 Applicant/Owner: Mary M. Dunlavy State: MI Sampling Point: U1
 Investigator(s): JWR (ASTI Environmental) Section, Township, Range: Section 33, T01N, R05E
 Landform (hillside, terrace, etc.): slight slope Local relief (concave, convex, none): convex
 Slope (%): 0-1 Lat: 42.43836 Long: -83.858019 Datum: NAD 83
 Soil Map Unit Name: Houghton muck, 0 to 1% slopes NWI classification: PFO1/SS1C
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>20.0%</u> (A/B)
1. <u>Quercus alba</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>	
2. <u>Quercus velutina</u>	<u>15</u>	<u>Yes</u>	<u>UPL</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>30</u> =Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>30</u> x 2 = <u>60</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>15</u> x 4 = <u>60</u> UPL species <u>85</u> x 5 = <u>425</u> Column Totals <u>130</u> (A) <u>545</u> (B) Prevalence Index = B/A = <u>4.19</u>
1. <u>Rhamnus frangula</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Elaeagnus umbellata</u>	<u>15</u>	<u>Yes</u>	<u>UPL</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>40</u> =Total Cover				
Herb Stratum (Plot size: <u>5ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex pensylvanica</u>	<u>45</u>	<u>Yes</u>	<u>UPL</u>	
2. <u>Elaeagnus umbellata</u>	<u>10</u>	<u>No</u>	<u>UPL</u>	
3. <u>Rhamnus frangula</u>	<u>5</u>	<u>No</u>	<u>FACW</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
<u>60</u> =Total Cover				
Woody Vine Stratum (Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>
1. <u>None</u>	_____	_____	_____	
2. _____	_____	_____	_____	
_____ =Total Cover				

Remarks: (Include photo numbers here or on a separate sheet.)

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SOIL

Sampling Point: U1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	10YR 7/2	60					Sandy	
	10YR 3/3	40						
12-18	10YR 5/3	100					Sandy	
18-24	10YR 4/2	100					Mucky Sand	Dry muck

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils³:	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)		
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)		
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)		
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
 Type: None
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)

Field Observations:

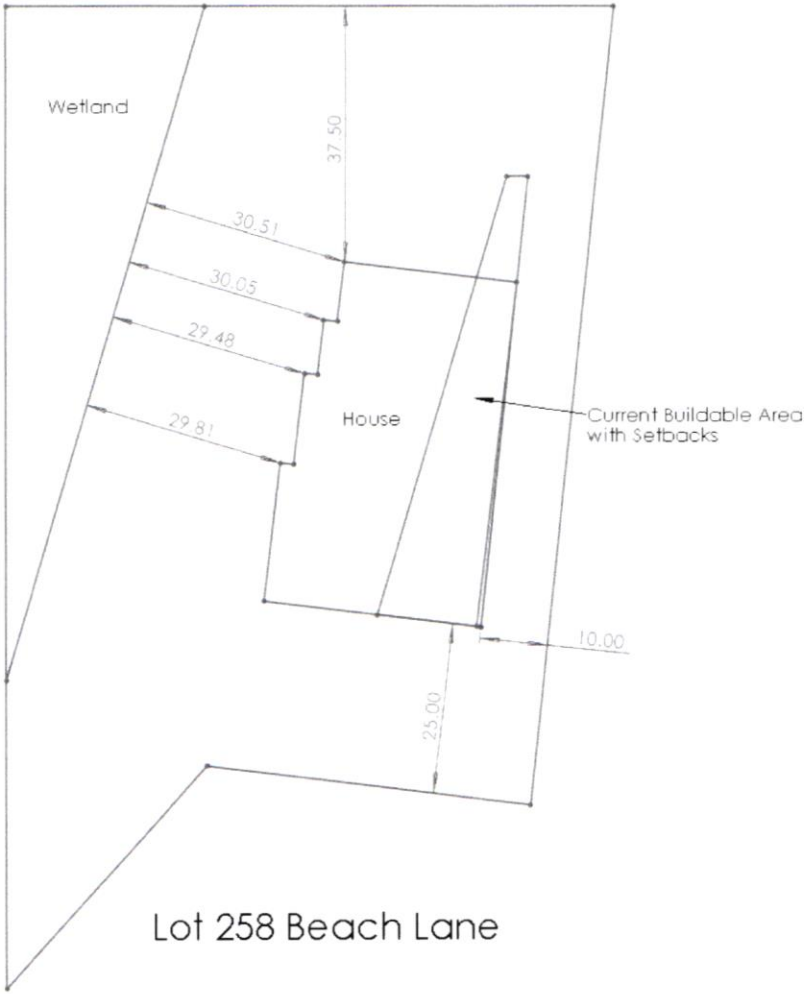
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	

(includes capillary fringe)

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 No wetland hydrology present.





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Plan #1122

Tony Van Oyen Development, LLC
Hartford Model



Front Elevation



Rear Elevation

SCALE: 1/8" = 1'-0"

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PLAN #1122
PJH - ARCHITECTS
MAY 24, 2020

Hartford
Planning and Zoning Department

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Left Elevation



Right Elevation

SCALE: 1/8" = 1'-0"

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PLAN #1122
PJH - ARCHITECTS
MAY 24, 2020

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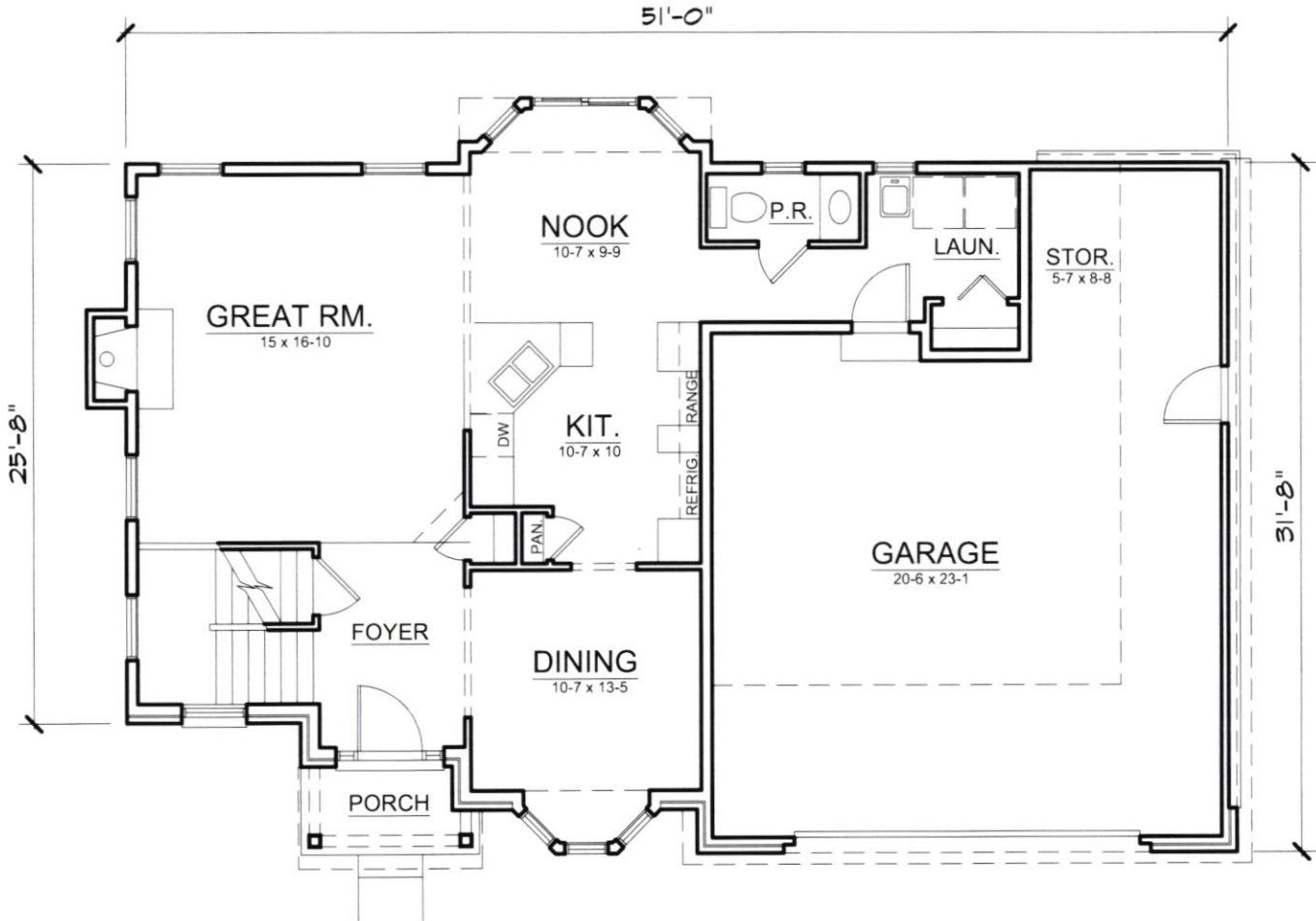
Second Floor Plan

SCALE: 1/8" = 1'-0"

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Hamburg Township
Planning and Zoning Department

First Floor Plan

SCALE: 1/8" = 1'-0"

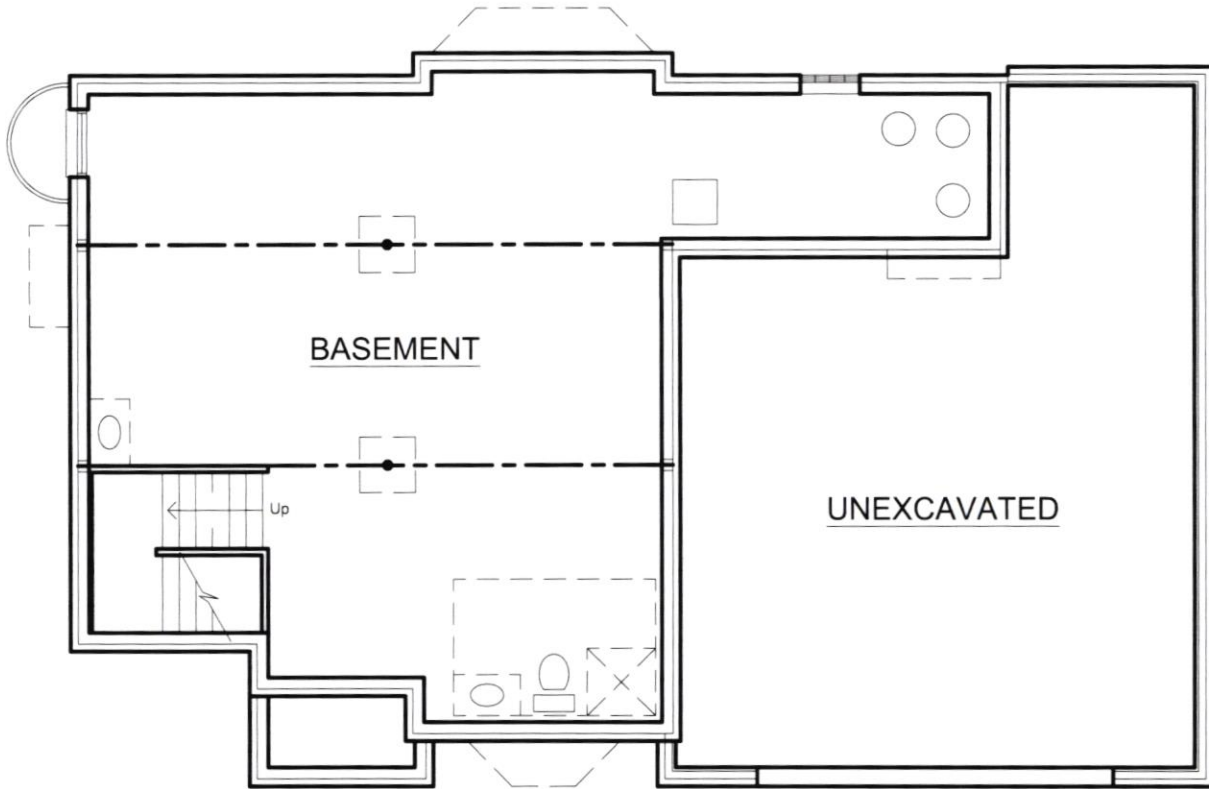
FLOOR AREA

FIRST FLOOR	924 sf
SECOND FLOOR	907 sf
TOTAL AREA	1831 sf

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Basement Plan

SCALE: 1/8" = 1'-0"

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Zoning Board of Appeals Staff Report



TO: Zoning Board of Appeals
(ZBA)

FROM: David Rohr

HEARING DATE: September 11, 2024

SUBJECT: ZBA 24-0005

PROJECT SITE: Single Family Home
Beach Ln.

TID 15-33-110-174

OWNER: Benjamin Cameron

APPLICANT: Gary Spisz

PROJECT: Variance application to permit the construction of a single-family home. Applicant requests a 21.2-foot variance from the required wetland setback of 50 feet., per Section 36-293(C)(2) a.

ZONING: WFR, Waterfront Residential

Project Description

The applicant is requesting a variance to construct a single-family home. Due to extensive wetlands in the vicinity and on the southwest corner of the parcel, applicant has limited buildable area.

Applicant requests a 21.2-foot variance from the required wetland setback of 50 feet., per Section 36-293(C)(2) a.

Standards of Review

In accordance with Section 36-137 of the Hamburg Township Zoning Ordinance, the ZBA's decision on this matter is to be based on findings of fact to support the standards provided below. The applicable discretionary standards are listed below in **bold typeface**, followed by Staff's analysis of the request as it relates to these standards. A variance may be granted only if the ZBA finds that all of the following standards are met:

- 1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone.**

The applicant's parcel contains wetlands on the southwest portion of the property. Because of this, applicant have limited buildable area. The proposed structure maintains some separation from the wetland.

The applicant's parcel has an extremely limited buildable area due to the nature of the parcel. Staff supports the variance request.

- 2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not be deemed sufficient to warrant a variance.**

Granting this variance request is necessary for the preservation and enjoyment of a substantial property right, as there is limited buildable area on the parcel.

- 3. That the granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.**

The variance setback request is not likely to be materially detrimental to the public welfare or materially injurious to the property or improvements in the district.

- 4. That the granting of such variance will not adversely affect the purpose or objectives of the master plan of the Township.**

One of the goals of the 2020 master plan is to "Protect, preserve, and enhance whenever possible the unique and desirable natural amenities of Hamburg Township" the Master

Plan discusses preserving and maintaining the existing character of parcels along lakes. Granting of these variance request will not adversely affect the master plan.

5. That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought, is not of so general or recurrent a nature.

The condition or situation of the specific piece of property is not of a general and recurrent nature.

6. Granting the variance shall not permit the establishment with a district of any use which is not permitted by right within the district.

The site is zoned for single-family dwellings and related appurtenances. Approval of the variance request would not permit the establishment of a use not permitted by right within the district.

7. The requested variance is the minimum necessary to permit reasonable use of the land.

Staff finds that the proposed structure size will have minimal impact on the surrounding properties. Staff believes the location of the proposed structure is well placed and will have minimal impact on the surrounding residents.

“Practical difficulty” exists on the subject site when the strict compliance with the Zoning Ordinance standards would render conformity unnecessarily burdensome (such as exceptional narrowness, shallowness, shape of area, presence of floodplain or wetlands, exceptional topographic conditions).

Recommendation

Staff recommends the ZBA open the public hearing, take testimony, close the public hearing, evaluate the proposal for conformance with the applicable regulations, and deny or approve the application. In the motion to deny or approve the project, the ZBA should incorporate the ZBA’s discussion and analysis of the project and the findings in the staff report.

Approval Motion

Motion to approve variance application ZBA 24-0005 at Beach Ln. TID 15-33-110-174. Applicant requests a 21.2-foot variance from the required wetland setback of 50 feet., per Section 36-293(C)(2) a.

The variance meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening and as presented in the staff report.

Denial Motion

Motion to deny variance application ZBA 24-0005 at Beach Ln. TID 15-33-110-174. Applicant requests a 21.2-foot variance from the required wetland setback of 50 feet., per Section 36-293(C)(2) a.

The variance does not meet variance standards one (1), two (2), or seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and no practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening, and as presented in this staff report.

Attachments:

Application
Project plans



10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
www.hamburg.mi.us

Supervisor Pat Hohl Clerk Mike Dolan Treasurer Jason Negri Trustees Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

ZONING BOARD OF APPEALS MEETING

Wednesday, April 10, 2024, at 7:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Chair Priebe called the meeting to order at 7:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

Members PRESENT:

Brian Ignatowski
Benedict Russell
Jason Negri
Joyce Priebe, Chair
William Rill

ABSENT:

CONSENT AGENDA

Approval motion by Treasurer Negri, seconded by Member Ignatowski, to approve Zoning Board of Appeals Agenda for tonight.

Voice Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY.

GENERAL CALL TO THE PUBLIC- No public response.

CURRENT BUSINESS

1. ZBA 24-0001

Owner: Rex & Debra Blair
 Location: 8651 Pleasant Lake Dr.
 Parcel ID: 4715-14-301-053
 Request: Variance application to permit the construction of a 30x35 pole barn. Applicant requests a 14.5-foot variance from the required wetland setback of 50 feet., per Section 36-293(C)(2) a.

Chair Priebe invited the applicants up to the podium to speak to the ZBA board. Mr. & Mrs. Blair stated that they are limited with space for storage and doing repairs without a basement or a garage, so they need a modest pole barn to facilitate their needs. Next Chair Priebe invited David Rohr to briefly discuss his staff report and go over the Standards of Review, which this variance request meets.

Chair Priebe opened the meeting to the ZBA board members before she opened the meeting to public comment. No one said anything so she opened the public hearing.

1. Jerry Bennett-8820 Hendricks Dr. stated his approval for this variance request.
2. Nick Mastenbrook-8728 Pleasant Lake Dr stated their approval for this variance request.
3. The applicant also included a letter of support from several neighbors.

Chair Priebe opened the meeting to the ZBA board. Treasurer Negri asked David for some clarity on the Standard of Review #1. David explained that this property is a little unusual from normal properties located in the Waterfront Residential district (WFR) in that the wetland delineation shows a good portion of it is in a regulated wetland. He stated that their proposal for building is the only area on the parcel that is out of the wetland. Chair Priebe asked the applicant if the open water is a small pond that comes off of Winas Lake. The applicant explained that yes, the water flows from Winas Lake to this water body. Treasurer Negri stated that he appreciated that the applicants shared neighbor's letters of support for their variance request.

Approval motion by Treasurer Negri, seconded by Member Rill, to approve variance application ZBA 24-001 at 8651 Pleasant Lake Dr (TID 15-14-301-053) for a 14.5-foot variance from the required wetland setback of 50 feet, per Section 36-293 (c) (2) a.

The variance meets variance standards one through seven of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practicality difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening, and as presented in the staff report.

Voice Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY.

2. ZBA 24-0003-

Owner: Ann Marie Boyles
 Location: 4831 Downing Dr.
 Parcel ID: 4715-28-402-002
 Request: Variance application to permit the construction of a garage. Applicant requests one variance. A variance of 5.7 feet the required 25-foot front setback, per section 36-171(d).

Chair Priebe invited the applicants to the podium. Ms. Boyles stated that she is seeking to build a garage since this home did not have one when she purchased it a few years ago. Brad Hixton of Design Build who is the builder explained the home has no basement, and there are no closets in the three bedrooms. Brad stated that Ms. Boyles wishes to age in place and requires a garage to facilitate her storage needs.

Chair Priebe then opened the meeting to David Rohr to briefly go over his staff report and go over the Standards of Review, which this variance request meets. Chair Priebe then opened the meeting to the public hearing.

1. Kent Morris- 4843 Downing Dr. stated that he was in support of this variance request.
2. Scott Booth – 4837 Downing Dr. stated that he was in support of this variance request.

Member Ignatowski asked how soon this project would start. Ms. Boyles said May 1, 2024. Treasurer Negri clarified that he isn't sympathetic to homeowners seeking variances to make changes to homes that they purchased, knowing of the structure's limitations. People need to be aware that variances are not easily given just because of their home space limits. Member Russell asked where the Zoning Ordinance considered the front lot line. Is it the center of the road or the front property line of the parcel? David said it is measured where the front property line exists.

Approval motion by Member Ignatowski, seconded by Member Russell, to approve variance application ZBA 24-003 at 8431 Downing Dr (TID 15-28-402-002) for one variance (1)a 5.7-foot variance from the required 25-foot front setback, per Section 36-171 (d).

The variance meets variance standards one through seven of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practicality difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening, and as presented in the staff report.

Voice Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY.

APPROVAL OF THE MEETING MINUTES

Approval motion Treasurer Negri, seconded by Member Russell, to approve the ZBA March 13, 2024, Meeting Minutes with the name change correction.

Voice Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY.

Chair Priebe opened the meeting to discuss the 50-foot setback from wetlands. She said that the distance from wetlands was an arbitrary number that utilized the 50-foot setback from bodies of water. She mentioned that a lot of the variances that we are getting seem to be involving the 50-foot setback from wetlands. She asked if this was something that the ZBA and PC boards needed to look at regarding the state requirements for wetlands. Treasurer Negri said that 50 feet is not a very far limitation in locating a building. He sees no reason to change this setback standard. He did agree that maybe a review of what the state of Michigan standards are for wetland setbacks from buildings. Member Ignatowski said he would support a state and local government review of our wetland standards. Chair Priebe mentioned that the Brighton Township did not have any setback requirements from wetlands or lakes. Member Rill said that we are working between a rock and a hard place regarding our work to amend existing structures and older developments near state lands and rivers and streams. Green Oak Township is building a great deal of new development which gives them more wiggle room. David clarified to the ZBA board that a wetland and a lake are both wetlands, but of different types. Issues with shortening a wetland setback, you risk construction occurring in the wetland. The fifty feet is a standard buffer to ensure that construction debris and equipment will not impede that mucky, sensitive area. Soil erosion permits are calculated with that 50-foot buffer in mind as well. Member Ignatowski said that he has family members who work with DTE, and the County Drain Commissioner stated that their large projects have a great deal of limitations due to EGLE requirements. David Rohr likened this situation to widening the freeway which would help to further increase traffic flows rather than reduce them. People will always want to push the envelope when developing, no matter how much you reduce the wetland setback. David clarified that our county wetland maps on our desk top computers are limited in their accuracy as compared to an actual certified survey or a wetland delineation study. With these required studies, then we know where the wetlands are. Then the property owners know where their wetlands are.

Approval motion Treasurer Negri, seconded by Member Rill, to have David review the wetland setback requirements found in the state regulations.

Voice Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Approval motion made by Member Ignatowski, seconded by Member Rill to adjourn at 7:43 pm.

Voice Vote: Ayes: (5)

VOTE: MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as presented/corrected: _____

Joyce Priebe, Chair