

Lyndon Township
PRIVATE ROAD PUBLIC HEARING
17751 N. Territorial Rd., Chelsea, MI 48118
Monday, December 3, 2007 @ 7:00 PM

APPROVED MINUTES

Members Present: MaryAnn Noah, Linda Reilly, Mary Jane Maze

Members Absent: LeeAnn Shanahan, Katie Francis

Also Present: Merritt Honbaum, Robert Mester

Supervisor MaryAnn Noah called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

Review of Application for Variance from Private Road Ordinance by Shane and Heidi Battier, 488 Bruin Lake Rd., Gregory MI (parcel #E-05-02-400-02), to allow for the construction of a new single family home.

Noah reviewed reasons for holding a public hearing for a private road variance and explained the Battier's want to build a new residence, while maintaining their existing residence as a guest cottage.

Honbaum reported the inspection of Bruin Lake Rd. performed by himself and Midwestern Consulting on 11/27/07 (*Attachment A*), recommended the following be considered: 1) Placement of a green and white house number sign at the end of the driveway; 2) Brushing along the driveway to the new house and placement of additional gravel surface on driveway to assure easy access for emergency vehicles; and 3) Review of access driveway to the house by the fire department. Honbaum added the house would be built closer to the lake and the old storage building would be removed.

Chelsea Area Fire Authority (CAFA) evaluated the location and reported someone had put gravel too close in the roadway turning radius, hampering emergency vehicle ingress and egress. CAFA requested to have input on the driveway as the location is congested and the drive drops off very sharply. (*Attachment B*)

There was public concern the guest cottage would result in a possible split. Noah clarified all kitchen and cooking facilities would be removed from the guest cottage and confirmed there would be no split.

Noah asked the Battier's to keep the Fire Chief apprised of the driveway planning and to remove the excess gravel from the cul-de-sac. The Board then discussed the positives to residents in forming an association to maintain the road.

After hearing no further questions or concerns, Reilly motioned, supported by Noah, to approve the request for variance for the Battier's as long as they meet the conditions outlined by the Township engineer, including the green and white house number sign, brushing along the driveway, placement of additional gravel surface, and review of driveway access to the house by the fire department.

CARRIED 3-0.

Review of application for Variance from Private Road Ordinance by George and Lucia Brewer, 206 Blind Lake Rd., Gregory, MI (parcel #E 05-01-440-003), for the purpose of replacing the present house.

Honbaum commended residents for their diligence in maintaining the road over the last several years. Honbaum reviewed the inspection results by Midwestern Consulting on 11/15/07 (*Attachment C*). Recommendations included replacement of the battered street sign at the main road, placement of overall development house numbers at the main road, and review of the access drive to the subject parcel by the Fire Department. In addition, Honbaum suggested replacing the stop sign and adding a sign that indicates Blind Lake Rd.

Public concern was expressed over confusion that emergency authorities were not all aware that Crescent Drive and Blind Lake Rd. were the same.

Noah responded CAFA evaluated this location and recommended a Blind Lake Rd. sign be added to the Crescent Drive sign to eliminate confusion in the event of a 911 call.

After hearing no further questions or concerns, Maze motioned, supported by Reilly, to accept the variance request to the private road ordinance recommending the street sign be replaced and adding a Blind Lake Rd. street sign. **Roll call vote: Noah – aye; Maze – aye; Reilly – aye. Carried 3-0.**

The meeting adjourned at 7:48 PM.

Respectfully submitted,

Roxanne Petrie
Office Manager