

Keene Township Zoning Board of Appeals Minutes

March 3, 2025

Attendance: Mary Benedict, Jason Hardy, Cori Wilber, and Zoning Administrator Jeanne Vandersloot

Others in Attendance: Approximately 12 members of the community

Absent: None

Meeting called to order at 7:00pm by Mary Benedict.

Pledge of Allegiance.

Election of Officers:

- Mary Benedict selected as Chair
- Jason Hardy selected as Vice-Chair
- Cori Wilber selected as Secretary

Approval of Agenda: motion to approve by Mary Benedict, seconded by Jason Hardy. All in favor. Motion approved.

Approval of Minutes: motion to accept meeting minutes from April 11, 2024 by Mary Benedict, seconded by Jason Hardy. All in favor. Motion approved.

Presentation by Applicant: Holli Melton provided a summary of her request, supplemented by maps, property surveys, and a letter from the affected adjacent landowner showing their support. The property Melton owns is L shaped. There's one house on the property, and it is located on the smaller portion of the L, along Rickert Rd. Melton would like to sell that smaller portion and keep the large section but needs a way to access it from the road. Due to the lay of the land, there is not a place to add another driveway off Rickert Rd. A landowner on Pinckney Rd has agreed to sell Melton a long, narrow section along the edge of their property to allow her to install a driveway to access the back portion of the property. As part of the project, Melton would relocate a section of the neighbor's driveway.

Discussed driveway requirements and permitting, along with potential land uses in the future. The property Melton would retain would be used only for agriculture for the time being. Discussed the importance of driveway width and maintenance for emergency vehicles should the land use change in the future.

Motion by Mary Benedict, seconded by Cori Wilber to approve a variance for the front lot width to be 66 feet instead of the typical 200 feet of road frontage. This is due to the topography, shared driveway, and uniqueness of the parcel as fronting Rickert Rd as well as the fact that the bulk of the property is in the back, creating a leg with the front of the property being narrow.

Motion to adjourn by Jason Hardy, seconded by Mary Benedict. All approved. Motion passed. Meeting adjourned at 8:38pm.

Minutes recorded by Cori Wilber.