

Almira Township

Special Board Meeting Minutes

July 17, 2023

I. Meeting called to order at 9:09am in the Almira Township Offices, 7276 Ole White Drive.

II. Roll Call

Present: Matt Therrien, Lori Florip, Mandy Gray Rineer, Tammy Clous, Mark Roper

III. Additions/Deletions to Meeting Agenda: None

IV. Approval of Meeting Agenda

MG Rineer moves to approve the agenda. L. Florip seconds. All ayes: motion passed.

V. Brief Public Input: None

VI. Guests None

VII. New Business

- A. Land Division Ordinance:** *T. Clous moves to approve the amendment to Section 7 of the Land Division Ordinance as recommended by the Land Division Committee. M. Therrien seconds. All ayes; motion passed.*

Section 7. Standards for Approval of Divisions, Additions or Property Transfers.

An application to divide a lot, parcel, or tract of land, or to effect a property transfer shall be granted when all of the following standards are met:

a. The proposed division or property transfer shall comply with all requirements of the Land Division Act, being Act 288 of the Public Acts of 1967, as amended.

b. Zoning Conformance:

(1). Lot or Parcel Division: The lots, parcels, or tracts of land that will result from the division or property transfer of a conforming lot or parcel shall comply with the Almira Township Zoning Ordinance, as amended, in regards to the requirements relating to area and width for the newly created lots, parcels, or tracts of land. The division of a lawful nonconforming lot or parcel is permitted without a zoning variance, provided the resulting lots, parcels, or tracts of land do not become more nonconforming in regards to lot area and width.

(2). Addition to Lot or Parcel: The addition of land to an already lawful nonconforming lot or parcel is permitted without a zoning variance, provided that the lot or parcel from which the land is taken will not become a nonconforming lot or parcel or, if already nonconforming, will not become more nonconforming in regards to lot area and width. In addition, two (2) or more lots or parcels, in any combination, may be joined to form one (1) or more development sites without a zoning variance, provided the lots and parcels involved are legally encumbered so that they cannot be later divided, except in compliance with this Ordinance.

VIII. Old Business

XV. Extended Public Input: None

XVI. Board Comments: *M. Therrien spoke on Music in the Park Donors.*

XVII. Adjourn: *Meeting adjourned at 9:25am.*