

<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP ZONING BOARD OF APPEALS MEETING</b></p> <p style="text-align: center;"><b>Tuesday, December 13, 2016 7:00 PM</b></p> <p style="text-align: center;"><b>Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</b></p> <p style="text-align: center;"><b>MINUTES</b></p>	<p><b>MINUTES</b> Page 1 of 2 ZBA 12-13-16</p>
<p>Meeting called to order at 7:01 PM by Jacob Welch, Meeting Chairman</p> <p><b>Roll Call:</b> <u>Present:</u> Richard Beukema, Chuck Biggs (via remote participation), Jake Welch, Roger Rottschafer (via remote participation), Ron Heilman.</p> <p><b>PLEDGE OF ALLEGIANCE –</b></p> <p><b>Staff Present:</b> Larry Knowles- Zoning Administrator, Sandy Marcukaitis, Greg Purcell, Tressa Knowles</p> <p><b>Visitors:</b> 2 - not including staff present.</p>	<p><b>CALL TO ORDER</b></p> <p><b>ROLL CALL</b></p> <p><b>PLEDGE</b></p>
<p><b>ADDITIONS OR CORRECTIONS TO AGENDA: None.</b></p> <p><b>Add: Voting on allowance of Remote Participation as part of the By-Laws.</b></p> <p><b>Add: Secretary Appointment, Ron Heilman.</b></p> <p>Motion by Heilman with support from Beukema <b>to accept and allow remote participation in ZBA meetings and be adopted as an amendment to the ZBA By-Laws.</b> Roll Call: Beukema: yes, Welch: yes, Heilman: yes. Yes: 3. No: 0. MOTION CARRIED.</p>	<p><b>ADDITIONS TO AGENDA</b></p> <p><b>MOTION regarding Remote Participation amendment added to By-Laws.</b></p>
<p><b><u>REPORTS FROM REPRESENTATIVES:</u></b></p> <p><b><u>Planning Commission:</u></b> R. Beukema noted the PC is working on updated by-laws. Township Board members and others went through the Citizen Planner Education Conference/Training. Reports to be given from MCP (Master Citizen Planner) students and Joint meeting is being planned with PC, ZBA and Township Board for early 2017.</p> <p><b><u>Board of Trustees:</u></b> R. Rottschafer noted Feb. 2 is a Joint meeting to work on/adjust levels of staffing on the ZBA. Fire department is running really well.</p>	<p><b><u>REPORTS FROM REPRESENTATIVES</u></b></p>
<p><b>APPROVAL OF MINUTES:</b></p> <p>Motion by Beukema with support from Heilman to approve minutes of August 9, 2016 as presented. All ayes. MOTION CARRIED.</p>	<p><b>Minutes of ZBA Aug. 9, 2016 Meeting approved as presented.</b></p>
<p><b><u>Secretary Appointed:</u></b></p> <p>Motion by Welch with support from Beukema <b>to appoint Ron Heilman as ZBA Secretary.</b> Roll Call: Beukema: yes, Welch: yes, Heilman: yes, Rottschafer: yes, Biggs: yes. Yes: 5. No: 0. MOTION CARRIED.</p>	<p><b>MOTION TO APPOINT SECRETARY of ZBA</b></p> <p>Page 1 of 2 ZBA 12-13-16</p>

**PUBLIC COMMENT: None at this time**

**NEW BUSINESS:**

**ZBA – 16-12-08 PARCEL ID# 08-16-030-030-20** Property address: **2617 S. Patterson Road.**  
A request by Jill Kollar for a variance to the minimum road setback requirement: Every dwelling or structure shall be setback at least thirty-five (35) feet from all state highways and Patterson Road. Applicant is requesting a setback variance which would result in a structure setback less than the minimum required. Article XII – Sec. 12.4.1.a

**Motion to Open Public Hearing at 7:12 p.m:** *(Motion by Heilman with support from Beukema to open public hearing. All ayes. MOTION CARRIED.)*

**Jill Kollar-** presented her request.

**R. Heilman-** inquired as to whether the applicant considered the back yard for placement of the new garage. J. Kollar commented that that she might want to put a pool in the back yard.

**G. Purcell -** mentioned setback requirements and actual setbacks of garage.

*\*There were no other comments from those in the audience and there were no letters received at the township.*

**Motion to Close Public Hearing at 7:16 p.m.** *(Motion by Beukema with support from Heilman to close public hearing. All ayes. MOTION CARRIED.)*

**BOARD DELIBERATION TOOK PLACE-**

**Chuck Biggs** – provided his written comments to all ZBA members.

**Motion by Rottschafer with support from Biggs to allow variance request due to the building being there previously and undue hardship is created by options allowing to compliance with variance. Roll Call vote: Beukema: No, Heilman: No, Biggs: yes, Rottschafer: yes, Welch: yes. Yes: 3, No: 2. MOTION CARRIED.**

**PUBLIC COMMENT-** No public comment.

**OLD BUSINESS –**

**2016 ZBA Annual Report Discussion:** A need to make a decision regarding ZBA members (Feb. 2) was noted and adds to 2016 “Issues of Concern” would be staffing of the ZBA and no permit penalties.

**ADJOURNMENT:** It was motioned by Heilman and seconded by Beukema to adjourn at 7:55 p.m. Approved by all.

Approved by : \_\_\_\_\_ Date: \_\_\_\_\_  
Ron Heilman, ZBA Secretary

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Janice C. Lippert, Township Clerk

Respectfully submitted by:  
Deb Mousseau  
Recording Secretary  
12-13-16

**PUBLIC COMMENT: None at this time**

**NEW BUSINESS:**

**Variance Request: J. Kollar – 2617 S. Patterson Rd.**

**Motion to Open Public Hearing.**  
**(7:12 p.m.)**

**Motion to Close Public Hearing.**  
**(7:16 p.m.)**

**MOTION TO ALLOW VARIANCE REQUEST OF J. Kollar, 2617 S. Patterson Rd.**

**PUBLIC COMMENT**

**OLD BUSINESS**

**ADJOURNMENT**

**Page 2 of 2**  
**ZBA**  
**12-13-16**