

**YANKEE SPRINGS TOWNSHIP
ZONING BOARD OF APPEALS
MEETING**

Tuesday, February 11, 2014

**Yankee Springs Township Hall
284 North Briggs Road, Middleville, Michigan 49333**

MINUTES

**Circulated Feb28, 2014
FINAL MINUTES
Approved March 25, 2014**

Meeting called to order at 7:00 PM by Pat Jansens, Meeting Chairman

CALL TO ORDER

Roll Call: Present: Patrick Jansens, Al Schwennesen, Richard Beukema, Mary Cook.

ROLL CALL

Absent with notice: Paul Heystek, Chuck Biggs, Alternate.

PLEDGE

PLEDGE OF ALLEGIANCE –

Staff Present: Jim Orr – Constable, Larry Knowles- Zoning Administrator, Mark Englerth – Supervisor.

Visitors: 4 (not including staff present).

ADDITIONS OR CORRECTIONS TO AGENDA: None.

ADDITIONS TO AGENDA

APPROVAL OF MINUTES:

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Motion by M. Cook with support from Beukema to approve ZBA meeting minutes of October 8, 2013 as presented. MOTION CARRIED.

Minutes of ZBA October 8, 2013 Meeting approved.

OPENING OF MEETING: Patrick Jansens, Meeting Chairman

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Patrick Jansens, Mtg. Chairman

NEW BUSINESS:

NEW BUSINESS:

ZBA 14-01-01 Parcel ID 130-031-00: A request by Ted Conrad for a variance to the minimum street set back at 12703 Oakwood Shores, Wayland. Article 12, Sec. 4.3. special setback requirements: a. Residential lakefront district.

Mr. Conrad was present with his builder this evening. Since a full ZBA board was not present, Mr. Conrad was given the option to proceed with tonight's meeting or wait until a full board was available to meet. Mr. Conrad chose to proceed.

The builder, Kerry Bartrand, distributed site plans and building design and floor plans. Photos were supplied by T. Conrad.

Zoning Administrator, Larry Knowles, noted that clearly the paved portion of the road is not in line with the right-of-way. The neighbor's have the same situation. The issue is with the dwelling being closer than 10 feet. Knowles commented that it is an oddball-type situation. That is why there is a need for the variance.

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Beukema asked if it was possible to bring the house in line with the neighbor's so that the two are four feet from the property line. T. Conrad commented that it would shorten the garage too much, a vehicle would not be able to get in the garage.

It was noted that a bathroom would not be above the garage/bonus room. (M. Cook explained that there are portions from the ordinance that would prevent the unit to become a rental later on).

To show criteria used to make decision, Mary Cook read the Standard of Practical Difficulty.

Standard of Practical Difficulty read by M. Cook

Discussion occurred among ZBA members.

Public Comment:

Fred Grasmid of Oakwood Shores, commented that he lived two houses down from Conrad's. Grasmid commented that the building project will improve the property. Grasmid added that he was certainly supportive of the project.

Marley TenCate commented that she was present to observe the workings and interaction of the ZBA members.

Motion by M. Cook with support from Schwennesen that the findings of the ZBA include that the extraordinary circumstance on this property would be the road not laying where it is platted, it allows an extra 30 feet beyond his property edge to the road right of way so the garage addition would actually be 31 feet from the edge of the road, we find that reasonable on a dead-end, cul-de-sac, less traveled road, and that the size requested is not excessive and that all drainage be contained on property. This would be a 90% variance request (net) from the property line as granted. ROLL CALL: Beukema: yes, M. Cook: yes, Jansens: yes, Schwennesen: yes. ALL AYES. (4) MOTION CARRIED.

Motion to approve variance request #ZBA 14-01-01, Parcel ID 130-031-00. MOTION CARRIED.

OLD BUSINESS

OLD BUSINESS:

It was mentioned that there is still a need for another ZBA member and alternates.

ADJOURNMENT:

Motion by M. Cook, support by Schwennesen to adjourn at 7:32 PM. Approved by all.

ADJOURNMENT

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Respectfully submitted:

Deb Mousseau
Recording Secretary
2-11-14

Approved by:
Janice C. Lippert, Township Clerk

Date: March 25, 2014