

Yankee Springs Township

Zoning Board of Appeals

Tuesday, February 8, 2010

Meeting called to order at 7:00 pm by Patrick Jansens, Chairperson.

Scott Havens, Richard Beukema, Mary Cook, Patrick Jansens, Gordon Wells and Keith Middlebush.  
Bob Lippert, Zoning Administrator and 4 visitors.

Motion by Wells to approve the August 11, 2009, meeting minutes as presented. Second by Beukema. Approved by all. Motion carried.

New Business:

ZBA 10-01-01; Parcel ID #08-16-165-006-00 – A request by Jerry Patrick for a lake front setback variance and also for a variance to allow 33.8% land coverage for a new house at 2308 Vista Point, Wayland, MI 49348

Donna Lyons representing Mr. Patrick advised on the plan to construct a new home to replace a trailer that burned.

Review of proposed drawings.

Discussion regarding the average setbacks to the adjoining property. It was noted there are two very large lots to the South that skew the average setback measurements.

Public hearing was opened at 7:05 pm.

Mary Cook read a letter which was submitted by James A. Rowe in opposition to the variance request as he feels it may restrict the view of the lake.

Discussion regarding the total square footage of 1,455 and whether the overhang is included.

Discussion regarding lot coverage measurements – 30% would be 1,278 square feet building size.

It was noted the lakefront setback was measured from the seawall.

Cook read the practical difficulty test criteria.

Lot is situated in such a way there is a sloped shoreline.

Home could possibly be moved 1 foot closer to the road.

Public hearing was closed at 7:55 pm.

Page 2 – ZBA – February 9, 2010

Topography of the land is unique based on the angled shoreline.

It was noted the new construction will not block the view to the lake.

Discussion regarding average setbacks on the channel within 300 feet.

Motion by Cook that due to the shape of the lot with angled shoreline and the much smaller lot size compared to the other lakefront lots to the South to utilize the channel to give a variance to allow them to build no closer than 30 foot to the lakefront and not grant any variance to the 30% lot coverage based on no demonstrated hardship with all drainage to be contained on their own property. Second by Beukema. Approved by: Beukema, Cook, Jansens, Wells, Havens and Middlebush. Motion carried.

Election of Secretary – Keith Middlebush – It was noted the Township Supervisor, Al McCrumb needs to make a formal reappointment.

Review of Annual ZBA Report to the Board of Trustees. Motion by Cook to approve and send to the Board. Second by Wells. Approved by all. Motion carried.

Motion to adjourn by Wells. Second by Beukema. Approved by all. Motion carried.

There being no further business the meeting was adjourned at 8:15 pm.

Respectfully submitted,

Katie Hayward  
Recording Secretary

(2-10-2010)