

Yankee Springs Township

Zoning Board of Appeals

Tuesday, January 10, 2012

**Circulated 1/15/2012**  
**FINAL MINUTES**  
**Approved 5/8/2012**

Meeting called to order at 7:00 pm.

Present: Scott Havens, Mary Cook, Richard Beukema and Gordon Wells. Bob Lippert, Zoning Adm., Constable Orr and 4 visitors.

Pledge of Allegiance.

Richard Buekema advised the applicant that they can reschedule if they so choose as only 4 ZBA members only present and it would take 3 of the 4 to approve any decision. Paul Weniger advised he would like to go ahead.

Motion by Cook to approve the December 13, 2011 meeting minutes as corrected. Second by Beukema. Approved by all. Motion carried.

New Business:

ZBA 12-01-01; Parcel ID 115-017-00; A request by Paul Weniger for a street side setback variance for a garage at 11614 Barlow Lake Road, Middleville, MI.

Public hearing was opened at 7:07 pm.

Dan Steffon Builders spoke representing Paul Weniger.

It was advised that one of the main goals is to create safe parking for the home. Applicant would like to build a new retaining wall which would move the garage back approximately 7 – 8 feet from the roadway.

Interlocking block system retaining wall will be installed to replace a deteriorating wooden wall.

New garage would be the same size as existing footprint – approximately 26 x 22.

Back of garage would have a walkway down to a stairway to the home.

Review of proposed structure.

Cook questioned the setback measurements.

Proposed garage to be approximately 17 feet from the pavement at the closest point.

Discussion regarding containment of water run-off.

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Neighbor to the South concerned with encroachment and water run-off.

Neighbor two doors down feels this would be an improvement to the neighborhood.

Public hearing was closed at 7:15 pm.

Cook read the practical difficulty test criteria.

It was noted there are exceptional topographical conditions which is a demonstrated hardship.

Motion by Cook to approve ZBA 12-01-01; Parcel ID 115-017-00; A request by Paul Weniger for a street side setback variance for a garage at 11614 Barlow Lake Road, Middleville, MI to allow the garage to be built no closer than 8.7 feet to the property line as depicted in the drawing as the request meets the practical difficulty criteria and eases the current parking problem, all water run-off to be contained. Second by Wells. Approved by: Havens, Cook, Beukema and Wells. Motion carried.

Note: Non-Conforming fence to be removed, eave trough added and the encroachment of the upper deck to the south be corrected.

Old Business: None.

Please note the upcoming Township joint meeting is scheduled for February 1, 2012 at 7:00 pm.

There being no further business the meeting was adjourned at 7:25 pm.

Respectfully submitted,

Katie Hayward  
Recording Secretary

(1-11-2012)