

<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP ZONING BOARD OF APPEALS MEETING</p> <p style="text-align: center;">Tuesday, July 14, 2015</p> <p style="text-align: center;">Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p> <p style="text-align: center;">MINUTES</p>	<p>MINUTES</p>
<p>Meeting called to order at 7:01 PM by Mary Cook, Meeting Chairman</p> <p>Roll Call: Present: Al Schwennesen, Richard Beukema, Roger Rottschafer, Mary Cook, Jake Welch and Chuck Biggs, (alternate).</p> <p>PLEDGE OF ALLEGIANCE –</p> <p>Staff Present: Larry Knowles- Zoning Administrator, Sandy Marcukaitis- P & Z Assistant, Jim Orr- Constable</p> <p>Visitors: 6- not including staff present</p>	<p>CALL TO ORDER</p> <p>ROLL CALL</p> <p>PLEDGE</p>
<p>ADDITIONS OR CORRECTIONS TO AGENDA: None.</p>	<p>ADDITIONS TO AGENDA</p>
<p>REPORTS OF REPRESENTATIVES</p> <p>Planning Commission: Rich Beukema commented June 18th was the last PC meeting in which Article XVIII (18.4) went to Public Hearing for easements and Article XII which has gone on to the planner and attorney and will go before the Board. Discussion also began on electronic signs.</p> <p>Board of Trustees: Roger Rottschafer commented that the Board of Trustees Facility Meeting occurred this morning and a cost estimate will be obtained on the building improvement plan/proposal of Feb. 2012 which was approved in April 2012.</p>	<p>REPORTS OF REPRESENTATIVES</p>
<p>APPROVAL OF MINUTES:</p> <p>Minutes of May 12, 2015- Motion by Beukema with support from Rottschafer to approve ZBA meeting minutes of May 12, 2015 as presented. All ayes. MOTION CARRIED.</p>	
<p>NEW BUSINESS:</p> <p>ZBA 15-07-09 Parcel ID # 08-16-215-021-00. Property Address: 11444 Lighthouse Ct., Middleville.</p> <ul style="list-style-type: none"> • A request by Tom Boersma for a variance to the minimum rear property line setback requirement: Every dwelling or structure shall be set back at least ten (10) feet from the rear property line. Applicant is requesting a setback variance which would result in a structure set back less than the minimum required. • Such other business as may properly come before the Zoning Board of Appeals. 	<p>APPROVAL OF MINUTES:</p> <p>Minutes of May 12, 2015 ZBA Meeting approved.</p> <p>Page 1 of ZBA 7-14-15</p>

Motion to Open Public Hearing: Motion by Rottschafer and support by Beukema to open public hearing for ZBA # 15-07-09. All ayes. MOTION CARRIED.

Open Public Hearing at 7:04 p.m.:

Tom Boersma described his need for a variance to the rear property line setback.

*No comments from those in attendance

Board asked questions of Mr. Boersma.

Later in meeting: An unidentified neighbor commented that the fence line is the property line and most residents have their sheds braced off the fence - (Streeter's Resort).

Practical Difficulty Test/Standard was read by Mary Cook.

Motion to Close Public Hearing: Motion by Rottschafer with support from Beukema to close the public hearing. All Ayes. MOTION CARRIED.

Close Public Hearing at 7:36 p.m.

Board Deliberation occurred at this time.

Motion by Rottschafer with support by Welch to table variance request until August 11, 2015 ZBA meeting to get professional opinion. ROLL CALL: Rottschafer- yes, Beukema- yes, Cook- yes, Schwennesen- yes, Welch-yes. Yes: 5, No: 0. MOTION CARRIED.

Mary Cook will contact J. Lohrstorfer and Rebecca Harvey regarding the tabled variance request.

OTHER/OLD BUSINESS:

A letter from a resident of England Point was discussed. The Zoning Administrator has been working on the matter. Letters have been written requesting compliance.

The status of Whispering Pines' compliance was briefly discussed.

ADJOURNMENT: It was motioned and seconded to adjourn at 7:48 p.m. Approved by all.

Respectfully submitted:

Deb Mousseau
Recording Secretary
7-15-15

Approved by: _____ Date: _____
Janice C. Lippert, Township Clerk

Al Schwennesen ZBA Secty 8-11-15

NEW BUSINESS:

ZBA 15-07-09 Parcel ID #08-16-215-021-00

Property address: 11444 Lighthouse Ct., Middleville.

OTHER/OLD BUSINESS

ADJOURNMENT