

Yankee Springs Township

Zoning Board of Appeals

Tuesday, April 12, 2011

Circulated 5/12/2011
FINAL MINUTES
Approved 8/9/2011

Pledge of Allegiance.

Meeting called to order at 7:30 pm by Richard Beukema, Chairperson.

Present: Scott Havens, Paul Heystek, Mary Cook, Richard Beukema, Richard Wells and Keith Middlebush.
Bob Lippert, Zoning Adm. and 4 visitors.

Motion by Cook to approve the March 8, 2011, meeting minutes as amended. Second by Wells. Approved by all. Motion carried.

New Business:

ZBA 11-02-03, Parcel ID 260-017-00 and Parcel ID 0303-030-00 – A request to grant a variance to the lot length to depth ratio of 4:1 for the property at 12753 Westwood Lane.

Scott Gregory discussed the lot he currently owns on Westwood Lane which does not have lake access. He also advised that he originally tried to buy both properties but an agreement could not be met as they were owned by two separate banks.

Mr. Gregory discussed his request to extend West property line straight to the South.

It was noted that an offer has been made by Mr. Gregory on a portion of the property to join with existing property that includes his home.

Public hearing was opened at 7:38 pm.

Jeff Parsons advised that he lives directly across the street from the abandoned home on First Street. He indicated he is very concerned with taking away the lakefront access from this property because it is probably the only thing of any value to the property as the home is in rough shape.

Shawn Gregory, discussed the property which is currently for sale which includes waterfront. He advised the property is owned by the bank and they indicated the best use of the property is to split.

Jeff Parsons noted there have been problems with the sewer accessed by the home on First Street.

Lippert advised there is no additional available buildable space.

Public hearing was closed at 7:50 pm.

Mary Cook read the practical difficulty test criteria.

Cook advised this lot is the only one that is excluded from the Condo Association which is very uncommon.

4 other properties to the East of Lakelife Condo do not meet the 4:1 ratio.

Cook noted there is no way to utilize the property without a boardwalk due to the wetlands.

Home on First Street is a definite eyesore.

Request would fit with the character of the properties to the East.

This is a unique situation so it is definitely an exceptional or unordinary circumstance.

Cook suggested checking into whether the abandoned home on First Street should be inspected for safety concerns.

Approximate proposed ratio is 4.35 to 1.

Paul Heystek discussed concern with leaving the existing wetland in place.

Motion by Cook to approve ZBA 11-02-03, Parcel ID 260-017-00 and Parcel ID 0303-030-00 – A request to grant a variance to the lot length to depth ratio of 4.35:1 for the property at 12753 Westwood Lane based on the fact this is a very unique situation. Noted reasons: requested split does not exceed that of the adjacent property, only access area to the wetlands, keeps the lot line straight, leaves a buildable lot on First Street, only lot not included in the condo association. Second by Wells. Approved by: Havens, Heystek, Cook, Beukema, Middlebush and Wells.

Old Business: None.

Motion to adjourn by Cook. Second by Wells. Approved by all.

There being no further business the meeting was adjourned at 8:10 pm.

Respectfully submitted,

Katie Hayward
Recording Secretary

(4-13-2011)