

YANKEE SPRINGS TOWNSHIP
ZONING BOARD OF APPEALS
MEETING

Tuesday, August 9, 2016
7:00 PM
Yankee Springs Township Hall
284 North Briggs Road, Middleville, Michigan 49333

MINUTES

MINUTES
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ZBA
8-9-16

Meeting called to order at 7:03 PM by Jake Welch, Meeting Chairman

Roll Call: Present: Richard Beukema, Chuck Biggs (Alternate), Jake Welch, Roger Rottschafer, Ron Heilman

Absent: Mary Cook

Al Schwennesen left the meeting at 7:00 p.m.

Also Present: Rebecca Harvey, Professional Planner

PLEDGE OF ALLEGIANCE –

Staff Present: Larry Knowles- Zoning Administrator, Sandy Marcukaitis, Frank Fiala

Visitors: 6 - not including staff present.

ADDITIONS OR CORRECTIONS TO AGENDA: None.

REPORTS FROM REPRESENTATIVES:

Planning Commission: No new report since 7/26/16 ZBA meeting.

Board of Trustees: No new report since 7/26/16 ZBA meeting.

APPROVAL OF MINUTES:

Motion by Rottschafer with support from Heilman to approve minutes of July 26, 2016 ZBA meeting as presented. All ayes. MOTION CARRIED.

NEW BUSINESS:

Open Public Hearing at 7:05 p.m.- Motion by Beukema with support by Rottschafer to open public hearing at 7:05 p.m.. All ayes. MOTION CARRIED.

ZBA 16-08-06 PARCEL ID # 08-16-019-013-10. Property address 12200 West M-179 Hwy.

A request by Midwest Sign Company for a variance to the maximum Sign Size Requirement. Applicant would like to place a 68.6 sq. ft. sign on M-179 Hwy. The Ordinance limits the sign size to 32 sq. ft. for this property.

Article XVII – Sec. 17.6.A

CALL TO ORDER

ROLL CALL

PLEDGE

**ADDITIONS TO
AGENDA**

**REPORTS FROM
REPRESENTATIVES**

**APPROVAL OF
MINUTES:**
Minutes of ZBA July 26,
2016 Meeting approved as
presented.

NEW BUSINESS:

**Motion to open public
hearing.**
(7:05 p.m.)

Spokesperson from Midwest Sign, **Brandon Avink**, presented request of Gun Lake Community Church (GLCC) who would like to have a larger sign than is currently allowed.

Public Comment:

Dan Beyers, Lead Pastor at GLCC commented on having a good connection with the community. At 55 mph, those driving by can't read/see it (the sign). The church sits off the road quite far back.

Close of Public Hearing at 7:10 p.m. Motion by Rottschafer with support from Heilman to close public hearing at 7:10 p.m. All ayes. MOTION CARRIED.

Rebecca Harvey commented about possibly taking up the sign size to the Planning Commission.

Board Deliberation took place.

Reference made to Practical Difficulty Test by Jake Welch.

Motion by Jake Welch to table request and recommend looking into other options possibly re-zoning options.

After discussion, motion was withdrawn.

Pastor Beyers commented that they would like to withdraw their request. They would like to delay request to look at other options.

Motion by Rottschafer with support from Heilman to allow (GLCC/Midwest Sign) to withdraw request and refer to the Zoning Administrator. *Roll Call:* Beukema: yes, Biggs: yes, Heilman: yes, Rottschafer: yes, Welch: yes. Yes: 5, No: 0. MOTION CARRIED.

ZBA 16-08-07 PARCEL ID# 08-16-155-057-00. Property Address 1864 Parker Dr. Ave.

- a. A request by Doug Ybema for a variance to the minimum side yard property line setback requirement: Every dwelling or structure shall have a minimum side yard setback of five (5) feet or ten (10) percent of the width of the property whichever is greater. Applicant is requesting a setback variance which would result in a structure set back less than the minimum required.

Article XII – Sec. 12.4.2

- b. A request by Doug Ybema for a variance to the minimum street/road requirement: No dwelling or structure be permitted to be closer than ten (10) feet from the public or private road right-of-way or easement boundary line. Applicant is requesting a setback variance which would result in a structure set back less than the minimum required.

Open Public Hearing at 7:44: - Motion by Beukema with support by Rottschafer to open public hearing at 7:44 p.m. All ayes. MOTION CARRIED

Close of Public Hearing at 7:10 p.m.

Motion to allow (GLCC/Midwest Sign) to withdraw request and refer to the Zoning Administrator.

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Open of Parker Dr. Public Hearing at 7:44 p.m.

It was noted a letter of support was sent in from a resident at 1815 Parker Drive.

Doug Ybema presented his request for a variance. Slide show was given showing road setbacks of his neighbors' homes.

Public Comment:

Dave Bellinger, 1877 Parker Drive, Wayland, MI (neighbor across the street): Commented on wide expanse of road at the Ybema property. Bellinger commented that it (garage) improves the property and Bellinger's property. Water run-off issues were mentioned. A garage would solve the water problem and improve Ybema's property per Bellinger. Bellinger is surprised more supportive letters haven't been sent in, since the neighbors seem to be supportive.

Phil Eister, 1876 Parker Dr., Wayland, MI, (also a neighbor of D. Ybema) commented on the road setbacks of several residents on Parker Drive and was in support of D. Ybema who wasn't tearing down, but requesting to add on to his existing residence.

Close of Public Hearing at 8:06 p.m. Motion by Rottschafer with support from Beukema to close public hearing at 8:06 p.m. All ayes. MOTION CARRIED.

Close of Public Hearing on Parker Dr. at 8:06 p.m.

Test of Practical Difficulty was read by Jacob Welch, Chairperson

Board Deliberation took place.

Motion by Heilman with support from Beukema to grant variance of 5 1/2 feet for side yard setback, and 1 (one) foot on street side setback to D. Ybema of 1864 Parker Dr., noting hardship issue of water run-off, and increased road width of 40' at the Ybema residence. Roll Call: Beukema: yes, Biggs: yes, Heilman: yes, Rottschafer: yes, Welch: yes. Yes: 5, No: 0. MOTION CARRIED.

Motion to grant variance of 5 1/2 ft. side yard, and 1 ft. on street side. MOTION CARRIED.

OLD BUSINESS: NONE

OLD BUSINESS: NONE

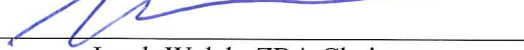
OTHER BUSINESS:

R. Harvey mentioned the ZBA might want to discuss variance criteria, and other items at a time when there is not an application or request in front of the ZBA. Discussion took place. Discussion also occurred regarding procedures for measuring road/street setbacks.

OTHER BUSINESS

ADJOURNMENT: It was motioned by Rottschafer and seconded by Beukema to adjourn at 9:01 p.m. Approved by all.

ADJOURNMENT

Approved by:  Date: 12/13/16
Jacob Welch, ZBA Chairman

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

Respectfully submitted by:

Deb Mousseau
Recording Secretary
August 11, 2016

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