

Yankee Springs Township

Zoning Board of Appeals

Tuesday, July 9, 2013

Circulated 7/15/2013
FINAL MINUTES
Approved 9/10/2013

Meeting called to order at 7:00 pm by Paul Heystek.

Present: Paul Heystek, Scott Havens, Alt., Pat Jansens, Richard Beukema, Mary Cook, Chuck Biggs, Alt., and Al Schwennesen. Larry Knowles, Zoning Adm., Constable Orr and 2 visitors.

Welcome new Planning Commission member Al Schwennesen.

Motion by Jansens to approve the June 11, 2013, meeting minutes. Second by Cook. Approved by all. Motion carried.

New Business:

Election of Officers.

Cook nominated Paul Heystek as Chairperson; Pat Jansens as Vice Chairperson; and Al Schwennesen as Secretary. Second by Heystek. Approved by all. Motion carried.

Scott Havens advised that due to his extremely busy work schedule it is his desire to step down from his position as an alternate ZBA member. Havens to submit a letter of resignation but advised he will serve until the Township can find a replacement.

ZBA 13-06-04, Parcel ID 080-009-00; A request by John Kozlowski of 3979 England Drive, Shelbyville for a variance to Sec. 16.3 Nonconforming Structures and Dwellings and Sec. 12.4 Required Setbacks to replace an existing non-conforming dwelling. Variance would allow structure to be placed closer to the water's edge than the average setback of the structures for one hundred fifty (150) feet on each side of the subject property.

Mary Cook read the practical difficulty criteria.

John Kozlowski advised on his plans to replace an existing dwelling.

Property sits on a point. Discussion regarding the average setbacks for the property 150 feet in either direction.

It was noted this is a flag shape lot.

John Kozlowski advised that the existing home is 31 feet from the water's edge and he would be fine with keeping that same setback distance for the new dwelling.

Beukema questioned the measurements on the drawing.

Page 2 - ZBA - July 9, 2013

It was noted that in order to move the dwelling structure setback he would have to possibly tear down the existing garage.

Review of ordinance language in regard to determining the measurements for a pie shaped lot.

It was noted that both of the existing homes of the neighbors face in opposite directions.

Public hearing was opened at 7:40 pm.

No public comment.

Cook advised that there is no demonstrated hardship but would support a compromise.

Motion by Cook to approve ZBA 13-06-04, Parcel ID 080-009-00; A request by John Kozlowski of 3979 England Drive, Shelbyville for a variance to Sec. 16.3 Nonconforming Structures and Dwellings and Sec. 12.4 Required Setbacks to replace an existing non-conforming dwelling. Variance to allow closest point of the structure to be placed 35 feet from the water's edge. Second by Jansens. Approved by: Schwennesen, Jansens, Beukema, Cook, and Heystek. Motion carried.

Cook requested to have Beukema take setback measurement information back to the PC for review in regard to utilizing the 150 feet in either direction when there is no existing structure.

Old Business: None.

Motion to adjourn by Cook. Second by Heystek. Approved by all. Motion carried.

There being no further business the meeting was adjourned at 7:55 pm.

Respectfully submitted,

Katie Hayward
Recording Secretary

(7-10-2013)