

**YANKEE SPRINGS TOWNSHIP  
ZONING BOARD OF APPEALS  
MEETING**

**Tuesday, March 25, 2014**

**Yankee Springs Township Hall  
284 North Briggs Road, Middleville, Michigan 49333**

**MINUTES**

**Circulated March 25, 2014  
FINAL MINUTES  
Approved July 8, 2014**

Meeting called to order at 7:00 PM by Pat Jansens, Meeting Chairman

**Roll Call:** Present: Patrick Jansens, Al Schwennesen, Richard Beukema, Mary Cook, Chuck Biggs (Alternate)

Absent with notice: Paul Heystek.

**PLEDGE OF ALLEGIANCE –**

**Staff Present:** Larry Knowles- Zoning Administrator

**Visitors:** 3 (not including staff present). Bernie Harmon, Gary Middleton, Ross Martin

**ADDITIONS OR CORRECTIONS TO AGENDA: None.**

**APPROVAL OF MINUTES:**

Motion by M. Cook with support from Beukema to approve ZBA meeting minutes of February 11, 2014 as presented. All ayes. MOTION CARRIED.

**OPENING OF MEETING:** Patrick Jansens, Meeting Chairman

Motion by M. Cook with support from Schwennesen to allow C. Biggs to be a voting member in tonight's meeting. All Ayes. MOTION CARRIED.

**NEW BUSINESS:**

**ZBA 14-03-02 Parcel ID 006-003-00 Property address: 1900 Patterson Rd., Middleville:**

1. A request by Middleton Enterprises LLC (Middleville Too & Die) for a variance to the minimum building setback from Bass Road. Article XII. 4.1.b.
2. A request by Middleton Enterprises LLC (Middleville Too & Die) for a variance to the minimum width of landscaped area along Bass Road. Article XII.11.a
3. A request by Middleton Enterprises LLC (Middleville Tool & Die) for a variance to the minimum parking lot setback from Patterson Road. Article XII 10.C.2.
4. Such other business as may properly come before the Zoning Board of Appeals.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE**

**ADDITIONS TO AGENDA**

**APPROVAL OF MINUTES:**

Minutes of ZBA February 11, 2014 Meeting approved.

**OPENING OF MEETING:**

Motion to allow C. Biggs to be a voting member in tonight's meeting. Motion Carried.

**NEW BUSINESS:**

**ZBA 14-03-02 Parcel ID 006-003-00 Property address: 1900 Patterson Rd., Middleville: Middleville Tool & Die**

Ross Martin, of Middleville Tool & Die, presented the reasons for the variances needed for Middleville T & D's expansion to the north. It was noted that the expansion is expected to create 25 to 50 jobs within the next few years. B. Harmon, Builder was on hand to explain the expansion as well. Plans were presented and reviewed by the ZBA members.

It was noted that variance request #3 on the agenda, for a minimum parking lot setback from Patterson Road, was not necessary.

Motion by M. Cook with support from C. Biggs that after deliberation the ZBA determined that even though its books are not in agreement, Supplement #5 is the newest version available out there and Supplement #5 does not require a minimum setback from the road and this reverts the request back to Section 12.4.1.a. leaving a setback for anything from state highways and Patterson Road at 35 feet. Therefore no variance is necessary for that. ROLL CALL: Beukema: yes, M. Cook: yes, Schwennesen: yes, Jansens: yes, Biggs: yes. Yes: 5, No: 0. MOTION CARRIED.

**Motion to remove variance request for minimum parking lot setback – not necessary. Motion Carried.**

The variance request to the minimum building setback from Bass Rd. was found to be unnecessary as well.

Motion by M. Cook with support from Beukema on further review and revision, to remove from the table variance request #1 to minimum building setback from Bass Road. This variance request is not required. ROLL CALL: Beukema: yes, M. Cook: yes, Schwennesen: yes, Jansens: yes, Biggs: yes. Yes: 5, No: 0. MOTION CARRIED.

**Motion on further review and revision to remove from the table variance request #1 to minimum building setback from Bass Road.**

Discussion occurred regarding hardships involved with safety of trucks backing up from loading docks and turning around, not covering up the well, or moving the well, and also allowing for snow removal.

It was noted that this will be taken to the Planning Commission at the April 3, 2014 meeting.

Motion by M. Cook with support from Beukema that the request of Middleton Enterprises of a 60% variance be granted under the hardships of #1, the well location and that they can't pave over the well, and there is a great expense involved in moving the well. #2 To allow enough room for trucks to maneuver into the loading docks to safely back up, enter and exit, and acknowledge that the driveway positioning was approved by the Barry County Road Commission. All drainage is to be kept on property. Appropriate landscaping is encouraged in 10 foot area to mitigate headlight and other safety light annoyances to neighbors and passing drivers. ROLL CALL: Beukema: yes, M. Cook: yes, Schwennesen: yes, Jansens: yes, Biggs: yes. Yes: 5, No: 0. MOTION CARRIED.

**Motion to grant variance to the minimum width of landscaped area along Bass Road. Motion Carried.**

**OLD BUSINESS: None.**

**OLD BUSINESS: None.**

**ADJOURNMENT**

**ADJOURNMENT:** It was motioned and seconded to adjourn at 7:50 p.m. Approved by all.

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Respectfully submitted:

Deb Mousseau  
Recording Secretary  
3-25-14

Approved by: \_\_\_\_\_ Date: July 18, 2014  
Janice C. Lippert, Township Clerk