

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

Tuesday, September 2, 2014

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

MINUTES

Circulated 9/15/2014
FINAL MINUTES
Approved Dec 9, 2014

Meeting called to order at 7:00 PM by Mary Cook, Meeting Chairman

Roll Call: Present: Roger Rottschafer, Mary Cook, Chuck Biggs

Absent: Al Schwennesen, Richard Beukema

PLEDGE OF ALLEGIANCE –

Staff Present: Larry Knowles- Zoning Administrator, Sandy Marcukaitis, Mark Englerth and Jim Orr, Constable.

Visitors: 2- not including staff present

CALL TO ORDER

ROLL CALL

PLEDGE

Comment by M. Cook, Chairman regarding majority vote needed to approve variance request. After explanation was given, Melissa Schilthroat agreed to proceed with the public hearing.

Majority vote Explanation.

APPROVAL OF MINUTES: Table minutes of approval of August 12, 2014

Motion by Cook with support from Rottschafer to table approval of ZBA meeting minutes of **August 12, 2014** until next ZBA meeting. All ayes. MOTION CARRIED.

APPROVAL OF MINUTES:
Minute approval of August 12, 2014 tabled. Motion Carried.

NEW BUSINESS:

ZBA 14-06-05 Parcel ID 004-011-80 Property address: 1606 N. Norris Rd., Middleville. A request by William & Melissa Schilthroat for a variance to the minimum lot size of 3 acres in the RA Zoning District. Article XII.5

Open public hearing at 7:05 p.m.

No comments from those in attendance.

Closed at 7:06 p.m.

Letter from Schilthroat's neighbor, Jill DeGrove of 1708 N. Norris Road, was distributed to ZBA members.

M. Cook commented that the planner had been conversed with in depth regarding this situation. Cook commented on the remarks from the planner. This request is not classified as a land split.

Cook asked for the opinions of the other ZBA members.

NEW BUSINESS:

ZBA 14-06-05 Parcel ID 004-011-80
Property address: 1606 N. Norris Rd., Middleville. A request by William & Melissa Schilthroat

After receiving approval from Rottschafer and Biggs, M. Cook commented:

This motion will allow the creation of this legal non-conforming lot of 2.25 acres keeping it in the AG zoning based on the legality of just moving a lot line (a lot line shift as opposed to a split) and that it is consistent with what already exists in the neighborhood.

Motion by R. Rottschafer with support by Biggs to grant the request of William and Melissa Schilthroat for a variance to the minimum lot size of 3 acres in the RA Zoning District. ROLL CALL: Biggs: yes, Rottschafer: yes, Cook: yes. Yes: 3, No: 0, Absent: 2. MOTION CARRIED.

OLD BUSINESS:

It was noted that Chuck Biggs will not be available for the October meeting due to travel plans for the winter.

Rottschafer will bring a request on behalf of the ZBA to the Board for more ZBA alternates.

ADJOURNMENT: It was motioned by C. Biggs and seconded by Rottschafer to adjourn at 7:13 p.m. Approved by all.

Respectfully submitted:

Deb Mousseau
Recording Secretary
9-2-14

Approved by: _____ Date: Dec 9, 2014
Janice C. Lippert, Township Clerk

NEW BUSINESS: cont'd

Motion to grant the request of William and Melissa Schilthroat for a variance to the minimum lot size of 3 acres in the RA Zoning District. MOTION CARRIED.

OLD BUSINESS

ADJOURNMENT

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