

YANKEE SPRINGS TOWNSHIP
ZONING BOARD OF APPEALS
VIRTUAL Zoom MEETING
in compliance with COVID-19 state requirements

Tuesday, June 8, 2021
6:00 PM
Yankee Springs Township Hall
284 North Briggs Road, Middleville, Michigan 49333

MINUTES

MINUTES
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Virtual ZBA Meeting
June 8, 2021

Meeting called to order at 6:00 PM by John Frigmanski, Vice Chair.

Roll Call: Present: Dave VanHouten (at Rock Dr.), Mike Boysen (Alternate) (at S. Payne Lake Rd.), Ron Heilman (at Johnson Dr.), John Frigmanski (at Pine Meadows Dr.), Bill Stoub (Alternate) (at England Dr.).

PLEDGE OF ALLEGIANCE

Absent with notice: Jake Welch

Present: Jacob Eccleston (ZOOM host)

Staff Present: Sandra Marcukaitis, Eric Thompson

Visitors: 3

REPORTS FROM REPRESENTATIVES:

Board of Trustees: Dave VanHouten, Board Trustee: A lot of progress has been made by the Veterans committee. The Fire and EMS committee has their budget done and some equipment approved.

Planning Commission: John Frigmanski, PC rep to the ZBA: Two pieces were discussed. There was also discussion on private roads and there will be a subcommittee meeting on that and more discussion will be coming up at the next meeting.

APPROVAL OF MINUTES:

Motion by Heilman with support from Stoub to approve ZBA meeting minutes of May 11, 2021.

Roll Call Vote: VanHouten: yes; Heilman: yes; Boysen: yes; Stoub: yes; Frigmanski: yes.

Yes: 5, No: 0. MOTION CARRIED

PUBLIC COMMENT:

None.

CALL TO ORDER

ROLL CALL

PLEDGE OF
ALLEGIANCE

REPORTS FROM
REPRESENTATIVES

APPROVAL OF
MINUTES

PUBLIC COMMENT

NEW BUSINESS:

ZBA 21-06-04 Parcel ID 16-220-106-00 A request by Ron Sweeney of 12867 Sunrise Ct., Wayland, for variance relief from setbacks so he can construct a detached accessory building. Applicant stated that his desire was to erect the building to be congruent to the current building for aesthetic reasons and this requires an approximately fourteen-foot variance from the waterfront setback requirement.

Public Comment:

Mary Crosby-Davies: Asked about the plans for the entrance to the building and the applicant answered her question.

Discussion: At this time the board conferred with the applicant and questions were posed and answered.

John Frigmanski read the Practical Difficulty Standards and each standard was considered along with the review of the request presented by **R. Harvey, Professional Planner**. The ZBA discussed the request as they went through each standard.

1. That the practical difficulty asserted by the applicant by way of justification for a variance is due to unique circumstances of the property. (exceptional or extraordinary physical circumstances applying to the property that do not apply generally to other properties in the area/zoning district).
2. That the condition of the property is not of so general or recurrent a nature as to make reasonable the formulation of a regulation for such condition. (An amendment of the zoning ordinance instead of variance relief).
3. A literal interpretation of the provision of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance; and that the variance is the minimum necessary. (Preservation of a substantial property right similar to that possessed by other properties in the district/vicinity).
4. The variance will not be significantly detrimental to adjacent property and the surrounding neighborhood.
5. That, in granting a variance, the ZBA is ensuring that the spirit of the Zoning ordinance is observed, public safety secured, and substantial justice done (not impair the intent and purpose of the Ordinance).
6. That the practical difficulty asserted by way of justification for the variance is not self-created. (Created by any affirmative action of the applicant).

Motion by VanHouten with support from Heilman to approve based upon all of Points 3, 4 and 5. Roll Call Vote: Frigmanski: yes; Stoub: no; Boysen: yes; Heilman: yes; VanHouten: yes.

Yes: 4, No: 1. MOTION CARRIED.

MINUTES

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NEW BUSINESS

**ZBA 21-06-04 Parcel
ID 16-220-106-00
Request by Ron
Sweeney of 12867
Sunrise Ct.**

**PRACTICAL
DIFFICULTY
STANDARDS**

MOTION to Approve

OLD BUSINESS:

None.

OLD BUSINESS

BOARD COMMENTS:

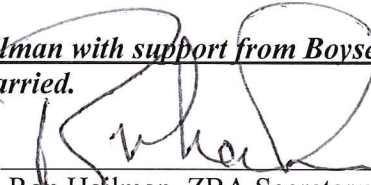
Clarification that the July meeting will be on ZOOM with in-person meetings beginning in August.

BOARD COMMENTS

ADJOURNMENT:

Motion by Heilman with support from Boysen to adjourn meeting at 6:23 PM. Approved by all. Motion Carried.


Approved by:


Ron Heilman, ZBA Secretary

Date:

07/22/21

Approved by:


Michael S. Cunningham, Township Clerk

Date:

7/26/2021

ADJOURNMENT

Respectfully submitted by:
Betsy Frigmanski, Recording Secretary
June 9, 2021