

Yankee Springs Township

Zoning Board of Appeals

July 10, 2012

Circulated 7/12/2012
FINAL MINUTES
Approved 9/11/2012

Meeting called to order by Paul Heystek.

Present: Havens, Cook, Heystek, Wells and Biggs. Constable Orr, Bob Lippert, Zoning Adm. and 2 visitors. Middlebush & Jansens absent without notice.

Motion Cook by to approve the May 2012 meeting minutes as presented. Second by Wells. Approved by all. Motion carried.

New Business:

ZBA 12-06-03, Parcel ID. 070-013-00 – a request by Stephen & Pamela Bacher for a 20 foot roadside setback to the base of a new garage construction on their property located at 3520 Elmwood Beach, Middleville, MI.

Cook read the practical difficulty criteria.

Review of plans to expand the existing cottage and build a proposed garage.

Copies of signatures from neighbors supporting changing the setback to 21' was distributed to the ZBA.

Hardship is the size of the lot and angling due to the location of the road.

Review of proposed drawings.

It was advised the measurements were taken from the edge of the road to the building line.

Request is for a 4 foot variance of the setback from the edge of the road to the closest point of the building.

Average setback is 24.6 foot of neighbors 300' in each direction.

Heystek concerned with ample parking space in front of the proposed garage.

Wells questioned why the garage cannot be pushed back toward the lake further. Concerned with egress around the building.

Cook noted that most lakefront lots have a backlot for the garage, but this one does not.

Hardship being the angle of the road and no back lot so they are forced to fit the garage on the parcel along with the existing cottage which makes meeting the setbacks difficult. Lot has a slant to the frontage.

Discussion regarding the location of an existing well.

Proposed plan improves the conformity of the side yard setback measurements.

Motion by Cook to approve ZBA 12-06-03, Parcel ID. 070-013-00 - a request by Stephen & Pamela Bacher for a 4' variance to allow them to build 21' from the road edge to the closest point of the of the building on the property located at 3520 Elmwood Beach, Middleville, MI, based on the hardship being the slant of the lot, lack of a back lot, and proposed garage will be in compliance with the side yard setbacks. Second by Heystek. Approved by: Havens, Cook, Heystek and Biggs. Rejected by: Wells. Motion carried 4 - 1.

Old Business: None.

New Business:

Discussion regarding the skewing factor in giving a variance to setback measurements. Recommendation to request the Planning Commission to come up with a formula to take this into consideration and propose an amendment.

Discussion regarding Pat Jansens absence for the past 2 meetings. Discussion to request Al McCrumb, Twp. Supervisor contact Jansens to find out his intentions in regard to his seat on the ZBA.

Motion by Cook to hold elections at the next meeting as long as there is a quorum. Second by Wells. Approved by all. Motion carried.

There being no further business the meeting was adjourned at 8:05 pm.

Respectfully submitted,

Katie Hayward
Recording Secretary

(7-11-2012)