

<p style="text-align: center;"><b>YANKEE SPRINGS TOWNSHIP ZONING BOARD OF APPEALS MEETING</b></p> <p style="text-align: center;"><b>Tuesday, July 8, 2014</b></p> <p style="text-align: center;"><b>Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</b></p> <p style="text-align: center;"><b>MINUTES</b></p>	<p><b>Circulated July 8, 2014 FINAL MINUTES Approved Aug 12, 2014</b></p>
<p>Meeting called to order at 7:00 PM by Paul Heystek, Meeting Chairman</p> <p><b>Roll Call:</b> Present: Paul Heystek, Al Schwennesen, Richard Beukema, Roger Rottschafer, Mary Cook, Chuck Biggs (Alternate)</p> <p><b>PLEDGE OF ALLEGIANCE –</b></p> <p><b>Staff Present:</b> Larry Knowles- Zoning Administrator, Mark Englerth- Supervisor, Jim Orr – Constable.</p> <p><b>Visitors:</b> 4 – (Not including staff present)</p>	<p><b>CALL TO ORDER</b></p> <p><b>ROLL CALL</b></p> <p><b>PLEDGE</b></p>
<p><b>ADDITIONS OR CORRECTIONS TO AGENDA: None.</b></p>	<p><b>ADDITIONS TO AGENDA</b></p>
<p><b>APPROVAL OF MINUTES:</b></p> <p>Motion by M. Cook with support from Schwennesen to approve ZBA meeting minutes of March 25, 2014 as presented. All ayes. MOTION CARRIED.</p>	<p><b>APPROVAL OF MINUTES:</b></p> <p>Minutes of ZBA March 25, 2014 Meeting approved.</p>
<p><b>OPENING OF MEETING:</b> Paul Heystek, ZBA Chairman</p> <p>Before the meeting started, Heystek commented that he knew Dean Kuipers through his wife working with Kuipers for approximately 20 years. Heystek commented that he will conduct the meeting, but would like Chuck Biggs to fill in, if necessary, to vote instead of Heystek voting.</p> <p>Motion by M. Cook with support from Beukema to allow Paul Heystek to conduct the meeting up to the point of board discussion and then C. Biggs to become a voting member in tonight's meeting in place of Paul Heystek. All Ayes. MOTION CARRIED.</p>	<p><b>OPENING OF MEETING:</b> Motion to allow P. Heystek to conduct the meeting to the point of board discussion and to allow C. Biggs to be a voting member in tonight's meeting. Motion Carried.</p>
<p><b>NEW BUSINESS:</b></p> <p>ZBA 14-06-03 Parcel ID 003-200-30 A request by Dean Kuipers for a variance to the maximum height of 14' to the eaves for an outbuilding located at 440 Bluff Drive, Middleville, MI 49333.</p> <p>Kuipers would like to put a motor home and possibly a boat inside the outbuilding in the future, so that people don't have to look at it. He doesn't want the motor home sitting outside and have everyone having to look at it and would like it secured. Kuipers wants to build something that fits in with the buildings of the neighborhood.</p>	<p><b>NEW BUSINESS:</b></p> <p><b>ZBA 14-06-03 Parcel ID 003-200-30. Property address: 440 Bluff Drive.</b></p> <p>Page 1 of 3 ZBA 7-8-14</p>

No questions from ZBA at this time.

**Opening of Public hearing at 7:12 p.m.**

**Art Orszula** of 411 Bluff, lives directly across the street from the proposed project. A. Orszula commented that he supports the proposal of Dean Kuipers.

**Gerald Koster**, of 469 Bluff Drive, is not in favor for a variance. G. Koster commented that there is more open land on this side of the road and it sets a bad precedence for the future, most of the recent buildings have incorporated architectural design that makes them attractive and are within the present regulations. Koster also mentioned that changes make it difficult for the board to deny future buildings of this type. "There are plenty of places not in a residential district where it could be built. The next owner could try to use it (the large doors and building) for other purposes which would cause more problems for the township.

**Doug Warsen**, of 697 Bluff Drive, inquired why there was a 14' height restriction on the eaves for the outbuilding. Heystek commented that there needs to be a limit. Beukema commented that another reason is for not allowing for living space above. C. Biggs and Schwennesen commented that it was for continuity of the neighborhood.

**Gerald Koster**, commented that there is plenty more open land, and that is why you have to be careful not to set a precedent. It opens up a whole can of worms.

**Dean Kuiper, Barlow Cove**, commented the hardship seems to come from that if you can drive something down a road, you should be able to put it in a building. Kuipers pointed out that he wasn't really in a residential area with the old Middleville Tool & Die building close by.

Power line placement was mentioned.

**Paul Heystek, ZBA Chair**, commenting that he did a little research, the largest motor home he could find was 13' 4" in height. General RV has one that is 12'7" and requires a minimum of a 13' high door. Kuiper commented that he was told General RV has a 12' 10" RV.

**Kuiper** held up an 18" piece of paper and commented that he is asking for a few inches more.

**Mary Cook, of the ZBA**, read the Standard of Practical Difficulty criteria.

Discussion took place regarding the Planning Commission's work on Article XII which contains the requirements for outbuildings.

**Kuiper** doesn't want to create a hardship for the neighbors having to have to look at the motor home and/or boat outside of a building. He'd like to put up something that is nice for everyone to look at and have his motor home be secured.

**Opening of Public hearing at 7:12 p.m.**

**Mary Cook, of the ZBA**, read the Standard of Practical Difficulty criteria.

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**Heystek** shared a scenario of having a motor home before building the pole building. Heystek felt that creates more of a hardship.

**7:35 p.m. Heystek removed himself from the table at this time.**

Discussion occurred among the board members.

Motion by M. Cook with support from Biggs that in this case, due to lack of hardship, to deny a variance and highly recommend that the Planning Commission puts this item on its agenda. Roll Call: Beukema: No, Rottschafer: No, Cook: Yes, Schwennesen: yes, Biggs: yes. YES: 3, NO: 2. MOTION CARRIED.

**OTHER BUSINESS:**

**Paul Heystek** commented that he will be stepping down by the end of the month from the ZBA and be taking a seat on the Planning Commission.

**OLD BUSINESS: None.**

**ADJOURNMENT:** It was motioned by Heystek and seconded by Cook to adjourn at 8:01 p.m. Approved by all.

Respectfully submitted:

Deb Mousseau  
Recording Secretary  
7-9-14

Approved by: \_\_\_\_\_  
Janice C. Lippert, Township Clerk

Date: Aug 12, 2014

**7:35 p.m. Heystek removed himself from the table at this time.**

**ZBA Board Discussion**

**Motion that in this case, due to lack of hardship, to deny a variance and highly recommend that the Planning Commission puts this on their agenda. MOTION CARRIED.**

**OTHER BUSINESS**

**OLD BUSINESS: None.**

**ADJOURNMENT**

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