

Yankee Springs Township

Zoning Board of Appeals

Tuesday, May 11, 2010

Circulated 5/28/2010  
FINAL MINUTES  
Approved 9/14/2010

Meeting called to order at 7:01 pm by Patrick Jansens, Chairperson.

Pledge of Allegiance.

Present: Scott Havens, Richard Beukema, Mary Cook, Patrick Jansens, Gordon Wells Chuck Biggs and Keith Middlebush. Bob Lippert, Zoning Adm. and 5 visitors.

Motion by Cook to approve the February 9, 2010, meeting minutes as presented. Second by Beukema. Approved by all. Motion carried.

New Business:

ZBA 10-04-02; Parcel ID 08-16-007-009-10 – A request by James G. Hurst for a water front set back variance for an accessory building at 12155 Oakwood Shores – Wayland, MI 49348

James Hurst reviewed his plans to construct an accessory building.

Variance is being requested to build a hobby shop in his back yard with no driveway access. Southside of his property is designated wetlands. This seems to be the only suitable location due to the placement of existing utilities. Plan is to tuck it in between three large trees in his back yard. Review of setback measurements.

Public hearing was opened at 7:10 pm.

Ray Leyerski neighbor feels this is no obstruction to him whatsoever.

Marley TenCate, Township Resident discussed her concerns and would like to have the variance denied due to the need to preserve the natural resources of the Township and the feeling there are other alternate locations available.

Mr. Hurst advised that he has researched other options but it is not feasible to add on to his existing garage due to the need for fire department access, location of existing well, location of existing utilities and slope of the property.

Public hearing was closed at 7:18 pm.

Cook read the practical difficulty test criteria.

Cook discussed the fact the hobby shop is a “want” and not a specific “need” such as a house or garage. She feels location in the front yard is not acceptable as the property is located on the lakefront. No demonstrated practical difficulty.

Beukema feels there are other feasible options.

Wells feels this is not a suitable location due to the lakefront.

Middlebush agrees with Wells.

Motion by Cook to table ZBA 10-04-02; Parcel ID 08-16-007-009-10 – A request by James G. Hurst for a water front set back variance for an accessory building at 12155 Oakwood Shores – Wayland, MI 49348 due to the lack of a demonstrated hardship for no more than 60 days to allow Mr. Hulst an opportunity to provide an amended request. If after 60 days Mr. Hurst does not return with an amended plan the variance request would be denied. Second by Wells. Approved by: Wells, Beukema, Cook, Havens, Jansens, and Middlebush. Approved by all. Motion carried.

Old Business:

Checklist and revised pages were distributed by Lippert.

New Business:

Beukema advised he would like to attend an Advanced Planner Seminar scheduled for June 17, 2010, at the Kellogg Center in Lansing. Jansens advised he would also like to attend. Lippert will take to the Township Board for approval.

Motion to adjourn by Wells. Second by Cook. Approved by all. Motion carried.

There being no further business the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Katie Hayward  
Recording Secretary

(5-12-2010)