

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

**Tuesday, October 9, 2018
7:00 PM
Yankee Springs Township Hall
284 North Briggs Road, Middleville, Michigan 49333**

MINUTES

FINAL MINUTES

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ZBA
10.9.18
Approved Nov. 13,
2018

Meeting called to order at 7:00 PM by Jake Welch, Chairman.

Roll Call: Present: Pat Jansens, Dave VanHouten, Ron Heilman, Jake Welch.

PLEDGE OF ALLEGIANCE –

Absent with notice: John Frigmanski

Absent without notice: Mike Boysen

Also Present: Rebecca Harvey, Professional Planner

Staff : Sandy Marcukaitis, Chuck Biggs- Constable

Visitors: 3 - not including staff present.

REPORTS FROM REPRESENTATIVES: NO REPORTS.

APPROVAL OF MINUTES:

Motion by Heilman with support from VanHouten to approve ZBA meeting minutes of **August 14, 2018** as presented. All ayes. MOTION CARRIED.

Joint Meeting Regarding Lot Coverage: - Motion by Heilman with support from VanHouten to approve **Joint Meeting Minutes of 9/13/18** as presented. All ayes. MOTION CARRIED.

PUBLIC COMMENT: None at this time.

NEW BUSINESS:

ZBA 18-09-07 Parcel ID 08-16-045-006-00 Property address 702 Perch Cove Ct., Middleville, MI 49333 (Barlow Lake)

- a. A request by D.K. Homes on behalf of property owners Ron & Renee Rodenhouse, for a variance to construct a single-family dwelling that fails to meet the lakefront setback standard.
- b. The required lake front setback for this parcel, located in the Residential Lakefront District (RLF) is 52'6 per Article XII – Sec. 12.4.3 (2)

Public hearing opened at 7:10 p.m. :

Motion by Heilman with support from Welch to open public hearing at 7:10 p.m. All Ayes. MOTION CARRIED.

Since no one was present from DK Builders or the owners, R & R Rodenhouse, public comment period was opened.

CALL TO ORDER

ROLL CALL

PLEDGE

REPORTS FROM REPRESENTATIVES

APPROVAL OF MINUTES:

PUBLIC COMMENT

Public hearing opened at 7:10 p.m.

ZBA 18-09-07 Parcel ID 08-16-045-006-00 Property address 702 Perch Cove Ct., Middleville, MI 49333

COMMENTS from Neighbors:

Bob Cisler of Perch Cove voiced concern regarding parking. Mr. Cisler commented if the applicants do not have enough room for parking, (if they have company), they will park in the road and that will be a hazard in case of an emergency. Ron Heilman noted that it is required to have a 10 foot setback from driveway. R. Harvey, Professional Planner commented that Mr. Cisler made a good point and his comments will be noted and the board that does write the standards (Planning Commission) would be interested in his concerns that 10' might not be enough. Mr. Cisler commented that he built a pole barn later on and he had to be 20' from the road. Mr. Cisler asked about the setback from the lake. J. Welch commented that the applicant would like it to be 36' and that is where they are at currently (with current home). Mr. Cisler commented that he has been there (Perch Cove) since 1958.

Warner Scholten of Arhana Crest, inquired as to when the 10' (setback) changed. Mr. Scholten noted that he had to be 20' back from the road as well (when he built).

R. Harvey commented on the average rear setbacks of the homes within 300' of the home are less than 25' than it be the average of no less than 10'.

W. Scholten commented that he built a house 12 years ago and wants to see what happens here now.

CLOSE PUBLIC HEARING - at 7:25 P.M. : Motion by Heilman with support from Jansens to close public hearing at 7:25 p.m. All ayes. MOTION CARRIED.

Motion by Welch with support from Heilman to table this request until the next ZBA scheduled meeting unless DK Builders/Rodenhouse's choose to reapply and pay the fee again.
ROLL CALL VOTE: Jansens: Yes, VanHouten: Yes, Heilman: Yes, Welch: Yes, Boysen: Absent. Yes: 4, No: 0, Absent: 1. MOTION CARRIED.

OTHER SUCH BUSINESS:

J. Welch requested that the ZBA packets be emailed to the ZBA members. A hard copy would still be in the ZBA mailboxes. A hard copy would still be mailed to Pat Jansens.

Discussion took place on the recent meeting (9/13/18) regarding the lot coverage amendment.

ADJOURNMENT: It was motioned by Heilman and supported by Welch to adjourn at 7:39 p.m. Approved by all.

Approved by : _____ Date: _____
Ron Heilman, ZBA Secretary

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

Respectfully submitted by:
Deb Mousseau
Recording Secretary, 10/9/18

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CLOSE of PUBLIC HEARING 7:25 p.m.

MOTION to TABLE

OTHER SUCH BUSINESS

ADJOURNMENT