

Yankee Springs Township

Zoning Board of Appeals

September 11, 2012

Circulated 9/14/2012  
FINAL MINUTES  
Approved 11/13/2012

Moment of silence honoring 911 and Pledge of Allegiance.

Meeting called to order at 7:05 pm by Paul Heystek, Chairperson.

Present: Wells, Heystek, Cook, Jansens, Middlebush. Alt. Scott Havens and Alt. Chuck Biggs. Constable Orr, Bob Lippert, Zoning Adm. and 4 visitors.

Approval of the July 2012 meeting minutes. Motion by Wells to accept. Second by Cook. Approved by all. Motion carried.

New Business:

ZBA 12-08-04, Parcel ID 020-023-00; A request by Herbert Welz for a variance of the 150 foot road frontage requirement in the C-3 Zoning District to 123 feet for his property at 11332 W. M-179 Highway, Middleville, MI

Cook read the practical difficulty test criteria.

m Allspach reviewed the revised site plan.

It was advised the Drive thru option makes it a more viable business plan.

Proposed hours would be 6:00 am – 3:00 pm and offering breads, bagels, donuts, etc.

Discussion regarding the road frontage size requirements for C-3.

Chuck Biggs advised he finds the variance request acceptable.

Proposed variance request is 18%.

Jansens advised the proposal conforms to the C-3 zoning.

Cook advised she feels the lot falls within the parameters of C-2 but abuts C-3, fits with other C-3 zoning in the area and keeps it contiguous, drive thru allows for business viability, not detrimental to other property owners,

Wells feels it is an acceptable request.

Scott Havens advised that he supports the request and hopes the bakery is around for a long time to come.

Herbert Welz advised that he comes from the grocery business and is looking forward to opening a bakery in the Gun Lake Area.

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Motion by Cook to approve ZBA 12-08-04, Parcel ID 020-023-00; A request by Herbert Welz for a 27 foot variance (18%) from the required 150 foot road frontage requirement in the C-3 Zoning District to 123 feet for his property located at 11332 W. M-179 Highway, Middleville, MI as it meets the practical difficulty criteria and currently abuts up to C-3; it was noted the business would have more frontage than the adjacent businesses. Second by Wells. Approved by: Wells, Cook, Heystek, Jansens, Middlebush. Motion carried.

Old Business: None.

There being no further business the meeting was adjourned at 7:40 pm.

Respectfully submitted,

Katie Hayward  
Recording Secretary

(9-12-2012)