

Yankee Springs Township

Zoning Board of Appeals

Tuesday, September 14, 2010

Meeting called to order by Richard Beukema, Vice Chairperson.

Present: Paul Heystek, Mary Cook, Richard Beukema, Gordon Wells and Keith Middlebush. Scott Havens absent. Chuck Biggs, Bob Lippert, Zoning Adm. and 2 visitors.

Pledge of Allegiance.

Motion by Cook to approve the May 11, 2010, minutes. Second by Middlebush. Approved by all. Motion carried.

New Business:

Election of ZBA Chairman. Motion by Cook to nominate Richard Beukema as Chairperson and Paul Heystek as Vice Chairperson. Second by Wells. Approved by: Heystek, Cook, Wells and Middlebush. Rejected by: Beukema. Motion carried.

Public Hearing was opened at 7:05 pm.

ZBA 10-08-05, Parcel ID #002-010-00; A request by David and Lori Linsea for a variance on the side yard setback to allow for the construction of an attached garage.

David Linsea outlined his plans to construct an attached garage.

Presentation of photos representing the property.

Discussion regarding setback measurements and the location of the existing garage.

It was noted that the driveway is currently located in the only feasible location and cannot be moved.

Lippert advised that there is only one other parcel that is similar (double lot) to the Linsea property in this neighborhood which increases the required setback requirements.

Discussion regarding the current location of the septic tank and drain field.

Cook reviewed the practical difficulty test criteria.

Heystek suggested the option of making the garage a little narrower.

Biggs advised that the applicant is only replacing an existing building.

Middebush feels the request is acceptable and fits the neighborhood.

Wells advised that he opposes due to the non-conformance.

Buekema advised that due to the double lot it makes the setback much larger than others in the neighborhood.

Public hearing was closed at 7:35 pm.

Motion by Cook to approve ZBA 10-08-05, Parcel ID #002-010-00; A request by David and Lori Linsea for a variance to build within 10' of the property line on the side yard setback to allow for the construction of an attached garage with the building line to be located no closer than 10' from the West property line with all runoff to be contained on the property, due to the size of the lot being greater than others, half of the lot is unusable due to close proximity to corner, current driveway cannot be relocated, building was built long before the zoning ordinance and no other feasible options. Second by Middlebush. Approved by: Heystek, Cook, Beukema, and Middlebush. Rejected by: Wells. Motion carried.

Wells advised that he opposed due to non-conforming use.

Old Business:

A memo was distributed to ZBA members drafted by Greg Milliken outlining a couple of suggestions in regard to accessory buildings.

Wells advised that he has been requested by the Planning Commission to get some help from the ZBA regarding accessory buildings w/o a residence located in the residential district. It was the general consensus that this could be addressed in the future by requiring the combination of parcels.

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

There being no further business the meeting was adjourned at 7:57 pm.

Respectfully submitted,

Katie Hayward
Recording Secretary

(9-15-2010)