

Vergennes Township Zoning Board of Appeals
February 17, 1998

The meeting was called to order at 7:30 pm at the Vergennes Township Hall. Present were: Tim Howard, Chairman; Bob Humphries, Jim Cook, Jr.; and Kerry Tap.

Howard clarified that a quorum was present and that three members voting in concert constituted a majority since the Township's Zoning Board of Appeals consists of five members.

The minutes of 1/20/98 were approved unanimously on a motion by Humphries and seconded by Tap.

The Board considered a request for a two-part variance for Dave and Carmen Bush, 1280 Parnell, Lowell, MI to build a private stable and storage accessory building in their front yard with less than the required setback for buildings housing livestock.

There were two letters from neighboring property owners stating no objections to the proposed building.

After consideration of the terrain which drops off steeply into a swamp at the rear portion of the lot area, a motion was made by Cook, seconded by Howard, to allow the construction of the accessory building in the front yard. The motion carried unanimously.

The more precise location of the proposed building was then discussed because of the ordinance requirement for a 150-foot setback from any property line for an accessory building housing livestock (the parcel itself being only 308 feet at its widest part). The pole-type building measuring 60 feet X 132 feet with 12-foot eaves to be used for horse barn and storage was to be placed perpendicular to Parnell Road, to the east of the jog along the south property line, and to have its east end as close to the swamp area drop off as possible. The distance from the west end of the building would then be feet from the east edge of the road right-of-way. The south sideline setback would be 35 feet.

The motion by Humphries, seconded by Cook, to approve the variance as stated, but contingent upon the measurement from the west end of the barn to the road right-of-way being a known factor. The motion carried unanimously.

The Zoning Board then considered a request from the Vergennes Township Planning Commission to clarify how setbacks would be determined on two lots on a cul-de-sac in Jordan Meadows Site Condominium. By enlarging the radius of the cul-de-sac to 116 feet tangential to each of the two lots, plus a 35-foot setback (for a total of 151 feet from the center of cul-de-sac to the setback lines of the lots) a 300-foot lot width at the setback line is then allowed. It was noted that this would probably not work on smaller lots.

There being no further business, the meeting was adjourned at 8:53 pm.

Marsha Wilcox, Recorder