

**Vergennes Township
Zoning Board of Appeals Minutes**

January 18, 2012

Draft Until Approved

A meeting of the Vergennes Township Zoning Board of Appeals was held on January 18, 2012 at the Township Offices. Chairman Gustafson called the meeting to order at 7:04 pm. Also present were members Baird, Schreur and Wester. Jernberg called ahead and said he had a work conflict and Odell filled in as alternate.

Elect Officers

Baird motioned, Wester seconded, to keep Gustafson as Chair, Jernberg as Vice-Chair and Schreur as Secretary. Motion carried 5-0.

Approval of last meeting minutes:

Wester motioned, Baird seconded, to approve the last meeting minutes of September 15, 2011 as presented. Motion carried 5-0.

141 Flat River Dr. – Carol Carpenter Variance Request

Carol was present to describe the parcel that fronts on Flat River Dr. but has Kent County land on the west side and behind them on the north side. They do not have river frontage as that is the County land. There used to be an old house there that a relative lived in but was torn down in 2005. There is still a partial hole where the old basement was. The old house was about 20 feet from the rear lot line. They would like to utilize that hole for their basement and they have a handicapped child. They need to build a zero step house for wheelchair access so the elevation is important. They will also have a zero step walk out basement. To get the right elevations, they are asking for the house to be 30 feet and 40 feet (back corners) from the rear lot line where 50 feet are required.

The builder (Phil Muston) was in attendance. He said that the land flows downhill toward the street and the septic system will be in that area. He met with the excavators (Bieri's) and submitted a letter about their discussion of setback, elevations, etc. Carol said that the person at the County she spoke with did not have any issues with her variance. She had inquired if she could buy some of this land but they declined. Vandersloot had sent them a scan of the application (and the STS people that run the dam). She did not have any comments back from either of them.

They showed the aerials of the property, farther out and close in to show the odd shape of the County land that goes around them. All discussed where the house would be and the river bluff setback would be met as that is the County part of the land. Their property line is about at the 50 foot bluff setback point.

Baird asked the builder if the numbers were feasible as it is a long process to come back to them if a problem. He thought a few more feet would give them some more leeway if

excavation turned up something unusual. The Builder said he would accept whatever the variance would be but some extra feet to have as a safety net would be welcome. Baird suggested an additional 5 feet.

Gustafson opened the floor to public comment. Carols husband Gary was there and said the surrounding parcels are all family and the house will be at an angle to the rear lot line. Daughter Lorri Gabrion was there and Carol's father Bill Johnson. No other public comment was received.

After some discussion, Odell motioned, Schreur seconded, to approve a new house to be located at 141 Flat River Dr. closer to the rear lot line than required with the NE corner of the house to be not closer than 25 feet and the NW corner not closer than 35 feet from the rear lot line. Motioned carried 5-0. The decision form was filled out with details and signed. Copies were given to the applicant and builder.

No other business came before the Board.

Adjournment:

Odell motioned, Schreur seconded, to adjourn the meeting at 7:38 pm. Motion carried 5-0.

Respectfully submitted,
Jeanne Vandersloot, Recorder