

**Vergennes Township
Zoning Board of Appeals Minutes
June 8, 2005**

Approved 11-29-05

A meeting of the Vergennes Township Zoning Board of Appeals was held on June 8, 2005 at the Township Offices. Chairman Gustafson called the meeting to order at 7:02 pm. Also present were members Schreur, Baird, and Jernberg. Rittenger was absent due to resigning because of moving out of state. Odell replaced Rittenger as the alternate.

Approval of February 22, 2005 minutes: Baird motioned, Jernberg seconded, to approve the minutes as presented. Carried 5-0.

Zoning Administrator Vandersloot noted that the tabled Jeffrey Bunn variance application was resolved by leaving off the lean-to and narrowing the proposed barn to meet setbacks. A building permit was issued and the variance application is no longer needed.

Leisman Variance Request:

Ross Leisman, son of the applicant Alvin Leisman, made a presentation of the variance application. The property is located on Murray Lake at 3597 Causeway. His folks are moving there from Ada. The house is a brick walkout ranch located in a 1940's plat and built in the 1960's with a detached garage. The property is adjacent to the State owned land that is currently a public boat launch. It is heavily wooded so the house is screened naturally from the boat launch area.

The existing garage is 3 feet from the north property line. The patio and house are 6 feet from the north property line and 12 feet from the south property line where there is a fence and hill. The neighbor's shed is on the line. They bought the property as an estate; it is older and needs updating. They are proposing a house and garage addition that will attach both the current house and garage together and be constructed on the same line as the current garage and house. The new construction will not be any closer to the property line than already existing. Vandersloot confirmed that a variance was required because a non-conforming building cannot be expanded or extended except by variance. The side setback for this zoning district is 10 feet and the current house and garage are 6 and 3 feet respectively from the side boundary line.

The Chairman asked if any written comments had been received. Vandersloot stated that none were received. The Chairman opened the public comment time. The new owner (applicant) noted that several variances had been granted in the past for the small platted lots in that area. Baird noted that he visited the property and the owners are filling in the area between the house and garage with new construction and at the same distance from the north property line. There will still be the same grass area between the buildings and the north property line.

Schreur motioned, Jernberg seconded, to grant the variance as presented to permit the applicant to remodel the existing home with an extension of the existing house and garage to connect those structures, at the same north and south setbacks as currently exist, pursuant to the plan depicted on the drawing submitted with the application. Carried 5-0. The decision form was filled out, signed by the members, and a copy made for the applicant to attach to his building permit application.

Baird would like to request to the Township Board that Roger Odell be appointed as a regular member, replacing Rittenger, and that the Township Board appoint a new alternate. The members were all in agreement to this proposal. Gustafson motioned, Jernberg seconded, that the Zoning Board of Appeals request and recommend that Roger Odell be appointed as a regular member from an alternate member and the Township Board recruit a new alternate member or two. Carried 5-0.

Odell motioned, Schreur seconded, to adjourn at 7:26 pm. Carried 5-0.

Respectfully submitted,
Jeanne Vandersloot, Recorder