

**Vergennes Township
Zoning Board of Appeals Minutes
March 29, 2000**

A meeting of the Vergennes Township Zoning Board of Appeals was held on March 29, 2000 at the Vergennes Township Hall. At 7:00 p.m. temporary Chairman Kerry Tap called the meeting to order. Also present were Board members Bill Schreur, Scott Jernberg, Bob Humphries and alternate Roger Odell. Absent was Pete Gustafson, regular Chairman. Pete Gustafson was present in the audience but could not be on the panel, as the same Board members must follow through until an application is decided. The purpose of this meeting is to reconvene for the variance application by James and Kathleen Boersma so they could bring forth more information or a new plan.

Motion to approve the March 22, 2000 meeting minutes by Humphries with the correction of removing “and their” to note that Jernberg worked with the applicants son but not the applicants, and to change “misconstrued” to “construed”. Seconded by Roger Odell. All approved with changes noted.

The Boersma’s stated that they have decided on a new site. The building height would be a maximum of 29 feet – 4 inches. They would like to have part of the hill on the west side of the driveway removed and to put the accessory building in that location. The trees that were in the proposed site on March 22 would then remain as more screening from the lake. The new site would be closer to the house also. The garage doors side would face the lake.

Schreur asked if the building would be a concrete wall rising as the hill rises on the sides and the rear? Mr. Boersma stated that there would be an open space around the building with a drainpipe along the building edge. Humphries asked how high the level of the dirt behind would be with the building height? Mr. Boersma said about the top of the first story. Tap concerned about a sharp precipice behind the building. Mr. Boersma stated that there would be a flat area behind the building and then the soil level would rise uphill. He also stated that his contractor thought this site has more stable soil than the first site and better suited for a building.

Humphries asked how the building would be located in the hill? Mr. Boersma stated that the building would be completely tucked into the hill; the front edge would be even with the beginning of the rise of the hill. Odell asked how high was the peak of the existing house? Mr. Boersma wasn’t sure but thought about 25 feet. Mrs. Boersma said the Erb Lumber person stated that the trusses would need to be special ordered, as standard ones would not fit the size of the building that they wish to have built.

Tap asked if the dirt would be removed from the property or spread in a different spot? Mr. Boersma stated that most of it would be removed but maybe some of it would be spread in areas that could use more dirt, but they do not want to destroy any landscaping existing on the site. Tap asked if there were any more comments? Humphries noted that

the building top would be below the top of the hill. Jernberg said this site would save the lakeside trees and shrubs.

Humphries motioned to grant the variance to construct an accessory garage building on the applicant's property at 3590 Murray Lake in the Lake Residential District as depicted in the attached sketch, to exceed the 16 foot height restriction of the district, on condition that the building not exceed a height of 30 feet, and further that the front of the building will be located to the west of the driveway and set back into the hill, as depicted, so that the front of the building is within the slope of the hill. Odell seconded the motion. Jernberg abstained. All approved.

Applicants asked what do they do next? Vandersloot said they could now apply for a building permit and to attach the variance approval to the application.

Humphries motioned to adjourn the meeting, Odell seconded, and adjournment was at 7:31 p.m.

Minutes by Jeanne Vandersloot
Substitute Recorder