

**Vergennes Township  
Zoning Board of Appeals Minutes  
May 8, 2008**

*Approved 6-5-08*

A meeting of the Vergennes Township Zoning Board of Appeals was held on May 8, 2008 at the Township Offices. Chairman Gustafson called the meeting to order at 7:00 pm. Also present were members Odell, Baird, Schreur, and Jernberg. Alternate member Doug Wester was present in case he needed to fill in for someone. Chairman Gustafson said that Josh Tuenessan could attend the meeting for preliminary information or wait until the next meeting with the public hearing.

**Approval of last meeting minutes:** Odell motioned, Jernberg seconded, to approve the minutes of August 8, 2007 as presented. Motion carried 5-0.

**Elect Officers:** Baird motioned, Jernberg seconded, to elect Gustafson to remain as chairman, Jernberg to remain as vice-chairman and Schreur to remain as secretary. Motion carried 5-0. Same members motioned and seconded to have Vandersloot continue secretarial duties for the Board. Motion carried 5-0.

**Craig Veldman Variance Request 11800 Alden Ct**

Presentation by applicant was given. He told the members where he wanted to place the house on the vacant lot (lot 22 Carlson Farms). Steve Visser, builder, was also present. They want to build the foundation on undisturbed soil as recommended by the building code. They prefer not to bring in a lot of fill so building closer to the road would accomplish both objectives. The site plan was reviewed and discussed.

Public comment was received from Luke Davidson. He is a neighbor and agreed to the proposed house location. Another neighbor, Denise Torgna, said if the applicant has to bring in fill, it would cause wear and tear on the private road.

Schreur mentioned that the house plan could be flipped and it should fit the existing setbacks. May not need any fill or just a minor amount in the southwest corner of the house to be compacted and adjust for footings or foundation. It would be more compliant with the ordinance. The applicant did not want to reverse the house plan. Odell mentioned that they have had trouble in the past with houses on cul de sacs and have had to work with the homeowners for exceptions. Cul de sac lots have different problems than regular square or rectangle lots.

Gustafson made a point that the house plan may not be suitable for this lot. Jernberg said they could rotate the house so it would be 10-14 feet back from the right of way instead of 22 feet. More discussion continued over various limits wanted by the members. Gustafson motioned, Jernberg seconded, to allow a variance with the house to be rotated so the northwest corner of the third stall garage would be located not more than eleven feet within the front yard setback and the southeast corner of the house would be located

not more than two feet within the side yard setback. The applicant has 5 days to bring in a revised site plan showing the new location meeting the motion limits. Motion carried 5-0. Tim Wittenbach was asked to review the new site plan when it is brought in to see if it matches the motion. It was noted that if this house plan were on lot 19, 20 or 21, there would not even be an issue. It is the peculiar shape of this lot being part on the cul de sac and part on the straight part. The decision form was filled out and signed.

Josh Teunessen is the next applicant. A hearing date needs to be set and copies of the application were placed on the table for the members. He said they are currently completely changing the roof to have a 6:12 pitch roof to match the newer garage. He wants to add a covered front porch/deck to be able to get out of the weather at the entrance door. The members set the hearing date for June 5<sup>th</sup> at 7:00 pm.

Odell motioned, Jernberg seconded, to adjourn the meeting at 8:35 pm. Carried 5-0.

Respectfully submitted,  
Jody Yaw, Recorder