

**Vergennes Township
Zoning Board of Appeals Minutes
May 24, 2004**

Minutes Approved on 8-23-04

A meeting of the Vergennes Township Zoning Board of Appeals was held on May 24, 2004 at the Township Offices. Chairman Gustafson called the meeting to order at 7:04 pm. Also present were members Schreur, Baird, Rittenger and Jernberg.

Teunessen Variance Request

The applicant, Josh, and father Bill were in attendance. Vandersloot laid out aerial/parcel maps of the area on the table. Chairman Gustafson asked if the Teunessen's had a new plan for their garage request, which had been tabled at the May 10 meeting. Josh stated that they met with the Health Department concerning the well in relation to the proposed garage location. The Health Department said they could not build over, cover it or be near the well. They plan on capping the well with the regulated method and drill a new well in a different location. He said that the water is not that good so maybe a new well will have better water.

A new site plan was provided. They propose to move the garage slightly to align parallel with the side property line at 10 feet. The 10 feet is measured from the proposed foundation and there will be a roof overhang of 18 to 24 inches. The building will be more forward toward the road than the previous site plan. The size of the building will be 22 feet by 24 feet. Because of the position of the house door, a deck could be constructed behind the garage to access the door. The garage will not project out as far as the neighbors garage.

The members discussed the new site plan. A motion was made by Jernberg, seconded by Baird, to approve the variance request to extend a proposed garage into the road right of way approximately 1-2 feet maximum, side setback will be 10 feet from the property line to the basement wall foundation, garage roof will be permitted to have normal garage overhang – maximum of 24 inches, structure to be approximately 22 feet by 24 feet per attached sketches, structure could be attached with a deck to the west. Motion carried 5-0.

The decision form was filled out; a copy was made and presented to the applicants.

Approval of May 10, 2004 minutes: Because the minutes were passed out at the meeting, the members spent a few minutes reading them. Motion to approve the May 10, 2004 minutes as presented by Rittenger, seconded by Schreur. All approved.

Jernberg motioned to adjourn, Schreur seconded. Meeting adjourned at 7:20 pm.

Respectfully submitted,
Jeanne Vandersloot, Recorder