

**Vergennes Township  
Zoning Board of Appeals Minutes  
November 29, 2005**

*Draft until approved*

A meeting of the Vergennes Township Zoning Board of Appeals was held on November 29, 2005 at the Township Offices. Chairman Gustafson called the meeting to order at 7:28 pm. Also present were members Schreur, Baird, and Jernberg. Odell was absent.

**Approval of June 8, 2005 minutes:** Schreur motioned, Jernberg seconded, to approve the minutes as presented. Carried 4-0.

**Kehoe Variance Request:**

Chairman Gustafson asked about the reason for the lot being 2 acres in the RA district. The applicant, Daniel Kehoe, said this lot was grand fathered, has been in existence for a long time, he bought it in 1982. Vandersloot verified this information. Chairman also commented on the application; request is for a pole barn along the west side of the property about 12 feet from the boundary line. Questioned about the other structures on the property and noted that a letter from the neighboring property owner on the west side submitted a letter in support of the building in this location.

Mr. Kehoe said that there is a 100 year era old home in the front that is used for storage and a shed to the south of the old house. Wants this location as it lines up and is behind the two front buildings and there is an established fenced pasture to the south area of the property. They had received a variance in the past to build the new house on the lot and turn the old house into storage. The family enjoys 4H and the barn is for animal purposes. East of the proposed location are trees that they have planted and large oak trees to the west.

Jernberg asked where the drain field is located and how long the pasture has been established. Kehoe answered about 50 feet to the southwest of the new house and the pasture is fenced and has been there about 5 years. The building will be 36 by 36 feet with a 12 and 36-foot lean-to on the south side.

Chairman opened the public comment time to the audience. Tim Wittenbach is a nearby neighbor, is in favor of the barn, they have a nice place, have had horses for a long time. Mrs. Kehoe said their horses are at her father's house and they want to bring them home but need the shelter for them. Sally Condon, another neighbor, is in favor of the pole barn for the horses.

Jernberg questioned why 12 feet was chosen from the west lot line. Kehoe answered that it flows with the other two front buildings and they would screen it somewhat from the road. They estimated the distance to be 12 feet as being in line with the other buildings. Jernberg asked if there is a driveway to the proposed building. Kehoe said that there is a

driveway near the corner of Ashley into the property's west side. Mrs. Kehoe showed a picture of the lot and the members reviewed the aerial parcel map.

Gustafson noted that the lot is nonconforming in size, smaller than other 3 acre required parcels and there are other structures on the property limiting location of a new building. Jernberg noted that the building would be pole structure, the letter from the west neighbor approving the location and any future neighbor would see that this building is there.

Schreur noted the fact that the west neighbor that would be affected the most, wrote the approving distance letter and that was an important factor in his mind. Baird said he was in favor of the application but would abstain if the members thought it was a problem because he and his brother owns the property around it. There was general consensus that this was not necessary.

There was a discussion about this structure, effect on future applications and distance from the west lot line and the other structures. Jernberg motioned to approve the variance request for the 36 by 36 foot pole barn with 12 by 36 foot lean-to on the south side at no closer than 12 feet from the west property line at 13604 3 Mile Rd. Schreur seconded. Motion carried 4-0. It was noted that if there is a problem with the distance after 12 feet is exactly measured, then the applicant is to contact the zoning administrator.

The decision form was filled out and signed by the members and a copy given to the applicant. The meeting was adjourned at 8:12 pm with a motion by Jernberg and seconded by Baird. Carried 4-0.

Respectfully submitted,  
Jeanne Vandersloot, Recorder