

Zoning Board of Appeals

Vergennes Township

October 4, 2017

The meeting was called to order at 7:02 pm by Chairperson Gustafson.

Roll Call: Gustafson, Jernberg, Odell, Schreur and Wester were all present.

Approval of the May 25, 2017 minutes – A motion was made by Jernberg to accept the minutes as presented. Wester seconds. Motion passed.

1. Variance request from David Arnswald – 575 Wildview

David Arnswald gave a summary to the Board. He said his current garage is getting crowded. He also has a snow plow he uses to plow the private drive in the winter. It is currently stored outside. He has a circular drive and would like to position the pole barn so he can use it for access. There is a 150' setback requirement from the road right of way. He is currently at 125'. The neighbors are aware of what he plans to do and have no issues. If you drive down the road, the building will not be visible as there are trees shielding it. He can't move it back any further because of the well. The land also drops off and he would need to bring in a lot of fill to level it off. The other side of the house has the septic system and there is an easement crossing his property there.

Jernberg questioned what color the house was and what pole barn would be made of. The house is a log cabin style. The pole barn will be normal steel building. He is not trying to match to house.

Schreur – Is there a homeowner's association? No, just informal meetings when road work is needed.

Gustafson – Two emails were received regarding this request. 581 Wildview, Dave T had no issue with the garage. Dr. Jeff and Lynn Bunn at 525 Wildview had no issues either.

There is a lean-to on the front side of the pole building. It will be open-sided. There was concern it would become a dumping ground for stuff if not used for firewood. Jernberg suggested making the setback 115' instead of 125'. Then there would be room for a lean-to on the back side of garage. The homeowner considered some lattice work, etc... It is planned to be 8' wide by 40' long (the length of the building).

Building colors have not been chosen yet. Mr. Arnswald showed a color chart and indicated what he was thinking. It was a reddish/burgundy with grey trim. It doesn't match the house but has similar undertones. The ordinance states any building in front yard must match house colors. They discussed colors and reviewed a color chart of available steel colors. There was some

concern about setting a precedent, but since it is a log house and the building will be screened by trees, it is ok.

Odell made a motion to approve the request to reduce the setback to 115' from center of road in order to put the lean-to on the other side of the building. The color choice is approved but if he changes his mind, it should stay in the brown/tan range. Wester seconds. Motion carries.

Gustafson wrote up the decision. Copies were made and given to homeowner and zoning administrator for their records. See attachment for specific wording of approval.

Wester motioned to adjourn the meeting at 7:38 pm. Jernberg seconds. Motion carries.