

Vergennes Township  
Zoning Board of Appeals  
September 30, 2015

The meeting was called to order by Chairperson Gustafson at 7:00pm.

Roll Call – Gustafson, Odell, Schreur, Wester, Gillett (alternate) were present. Jernberg was absent.

The minutes of the August 19, 2015 meeting were approved with a motion by Wester, support by Odell. Motion passed.

**Un-table Staudt variance request**

**1. Variance request by John Staudt – 21 Kendra Court.**

John Staudt reviewed his initial request for a setback variance in order to construct a 24' x 24' detached garage. He picked the only spot on his property that he felt would work. On the day of the August 19 meeting, Miss Dig came from his prior call and had utility lines marked. The Comcast line was close to where garage would go and would be too close. Since that meeting, Comcast has moved their cable, admitting they were way out of their easement. He also called AT&T and Consumers Energy. Consumer's had a builder's easement 10' beyond the 33' road easement. The only recorded easement is on Kendra Court. Neither company has contacted the applicant to date.

His initial request was for 10' into the setback. He has repositioned the location of the proposed garage and made it closer to the driveway. In reality, just the corner of the garage is in the setback area as shown on the surveys handed out. He is now requesting just enough of a variance to have the corner in the setback, 3' without overhang on back of garage, 4' with overhang. Bill Vanderklok is the contractor.

There were no audience members. No public comment.

After discussion by ZBA members, Wester motioned to grant a variance to permit the applicant to construct a new garage at 21 Kendra Court in the location generally depicted on the attached survey drawing; such that the north end of the garage (including the roof overhang) may extend up to four feet into and beyond the setback line for Burroughs Drive as provided in the Zoning Ordinance. The configuration of the garage and the permitted encroachment on the setback area are depicted on the attached sketch. Odell supports the motion. All members agree. None opposed. The motion carried.

The meeting was adjourned at 7:21 pm.