

**Vergennes Township
Zoning Board of Appeals
Thursday May 23, 2019
Vergennes Township Hall
10381 Bailey Dr.
Lowell MI**

7:02 p.m. - Chair Pete Gustafson called the meeting to order.

Roll Call - Gillette, Schreur, Gustafson, Odell, and Makuski. Absent - Wester.

Approval of the Minutes - Roger Odell motioned and Bill Makuski seconded to approve the minutes from the December 13, 2018 meeting as written. All voted yes.
Motion Carried.

1. Variance request from Andrew Porter

- a. **Applicant Presentation** - Andrew Porter explained that the reason for the requested variance regarding the detached garage is that an attached garage would block a window to one of the two bedrooms. He also explained that he changed his plans, the new measurements would be 24' X 24' instead of the 24' X 20'. The variance is needed because this garage would not meet the setback requirements to the street right of way, nor the setback requirements between the unattached building and the home. Additionally, there is a question as to whether it needs to match the home with similar roof pitch, exterior materials and design.
- b. **Public Comment** - There were no public in person comments, but one written comment was received from Alan Rumbaugh, and two written comments were received from Greg Converse, Grattan Township Zoning Administrator.
- c. **Member Discussion** - There was extensive discussion between Board members and questioning of applicant. There was great concern by the Board and a lot of time and thought was put into detailing these concerns. They came up with the following list of concerns and additional information to be provided.
When ready, a new meeting date will be set.
 1. The location and regulations/rules governing construction in the vicinity of the lateral for the public sewer line in front of applicant's parcels.
 2. Analysis of soil structure on the property and how that effects prospective construction.
 3. An accurate drawing showing the proposed set back from the Causeway Dr right-of-way to the closest point of the proposed new structure.
 4. The conformity of the proposed building to other structures and set backs on Causeway.
 5. Information from Grattan Township regarding proposed fill and culvert in the existing ditch between applicants adjacent parcels.

6. Information from the Kent County Road Commission and/or the Drain Commission regarding the drainage ditch.
 7. Review of Vergennes ordinance regarding possible grant of variance to build an accessory building on applicant's adjacent vacant lot.
- d. **Motion** - Bill Makuski motioned and Roger Odell seconded that the Board table the request for variances until the 7 concerns could be researched and answered. All voted yes. **Motion carried.**

Adjournment - Roger Odell motioned and Rick Gillette seconded to adjourn the meeting at 8:35 p.m.