

Vergennes Township
Zoning Board of Appeals - Minutes
November 5th, 2020
10381 Bailey Dr
Lowell, MI 49331

7:00 pm - Chair Pete Gustafson called the meeting to order

Roll Call - Schreur, Makuski, Gustafson, Wester, ODell

Approval of Minutes - no comments, Bill Makuski motioned, Roger ODell seconded, all approved, **Motion Carried.**

Variance request from Mark Vaughan - 3597 Causeway Dr

1.

- a. **Applicant Presentation** -- His home does not have much storage, and with age the crawl space is not as accessible as it used to be. He talked with someone to draw plans, but they were concerned with the setback area of garage from the right of way line. 3525 Causeway Dr is already extending past the right of way line. The applicant is requesting a variance to build a 3 stall garage where the third stall would be within 9.41 feet of the right of way line. The distance from the current corner is 12.5 feet and it will be reduced to 9.5 feet. His new measurement from road will be 31 feet.
 - i. It was discussed that the planning commission might need to meet to discuss changing the requirement of distance from right of way line.
 - b. **Member Discussion and Motions** -- There was much discussion about whether there should be a change in the setbacks in the Lake Residential District due to the small lot sizes. They would not be over the lot coverage if they added on to the garage. Roger ODell moved that they approve the application as presented. Doug Wester seconded this motion. Motion was approved by all the members.
 - c. **Fill out decision form**
 - i. Approved by a vote of 5 to 0 saying “granted applicant Mark Vaughn a variance to construct a new two story structure to replace the existing garage to the front of applicants home at 3597 Causeway Drive, as depicted on applicants new construction drawing and survey submitted with the variance application; on condition that the side yard and front yard setbacks on the north side and north east corner of the new structure shall be not less than those of the existing structure, and the southeast corner of the new structure shall be not less than nine feet from the Causeway Drive right-of-way.”
2. ODell moved to approve wording, Schreur seconded, all in favor, no opposed, and the motion carried to submit the following statement to the planning commission, copy to the board
- a. “Zoning Board of appeals, having over the years addressed a number of variance requests concerning set back requirements on Causeway Drive on the R-L Lake residential district. The ZBA recommends that the Planning Commission reviews

those setback standards in feasibility and practicality do determine whether modification may be appropriate.”

3. Wester moved, Makuski seconded to adjourn meeting 7:58pm. Motion passed.

Minutes taken by Jasmin Wittenbach