



**Vergennes Township**  
69 Lincoln Lake Ave NE Lowell, MI 49331  
Meeting of the Zoning Board of Appeals  
October 27, 2021

**Minutes**

Chair Gustafson called the meeting to order at 6:57 p.m. followed by the Pledge of Allegiance.

**Roll Call** – Makuski, Wester, Gustafson, Schreur and Odell all present, none were absent.

**Approval of the Minutes from February 11, 2021** – Makuski motioned to accept the minutes as presented. Wester supported the motion. All members voted yes, **motion carried.**

1. **Variance request from Scott West – 1165 Biggs Ave** – Bill Makuski disclosed that he was the realtor who had sold the property to the West family. He offered to recuse himself if that was desired. Chair Gustafson asked if the transaction was completed, Makuski affirmed that it was completed and he had no further interest. Gustafson asked if anyone desired Makuski to recuse himself. There were none. Scott West, owner of 1165 Biggs presented his desire to build a barn for his horse. The location requested for the variance is desired due to water issues elsewhere on the property and trees to provide a wind break. West pointed out that the closest wall of the barn where the horse will be is actually 90 feet from the property line. The nearest home is more than 900 feet from the proposed location.

**There was no public comment regarding the request.**

ZBA members discussed the situation and Odell motioned to approve the variance as requested. Wester supported the motion. All members voted yes, **motion carried, variance granted.**

As the decision was being written by Chair Gustafson, Makuski informed the ZBA that following the February 11 meeting, he attended the February 15, 2021 Regular Meeting of the Township Board and made a public comment. He requested that the Planning Commission be given the opportunity to look at the parcels in Fallasburg to consider allowing smaller parcels that would fit the existing make-up of the community. The Planning Commission set a public hearing. The public response was not in favor of a separate Fallasburg District. The Planning Commission postponed the issue.

2. **Variance request from Jerry Gable – 234 Tia Trail** – Jerry Gable explained to the ZBA that he had a shed on the property for a long time and tore it down to rebuild, not realizing the old shed was within the setbacks. The geography of the

parcel is difficult, as his house is near the rear setback. The homeowners association granted their approval.

**Public Comment**

- Lori Nowak – 239 Montcalm – interested in size of building because of rain run-off, but did not see a problem with this size shed.
- Andrew Troyanowski – 200 Tia Trail – no objections
- Jennifer Searfoss – Executor of James Searfoss trust – 250 Tia Trail – emailed a letter of support

ZBA discussed and Schreur motioned to approve the variance request as submitted. Odell supported the motion. All members voted yes, **motion carried, variance granted.**

**Gustafson adjourned the meeting at 8:55 p. m.**

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Shantell Ford, Clerk

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Approval Date