



# Vergennes Township

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www.vergennestwp.org

## ZONING BOARD OF APPEALS July 25, 2022

### Minutes

Call to order – 7 p.m. by Gustafson

Roll Call – O'dell, Makuski, Gustafson, Jarema, Kutzli all present

Pledge of Allegiance

Makuski motioned to approve the Minutes from April 7, 2022, as presented. O'dell supported the motion. All members voted yes, motion carried.

- 1. Variance request** from – Mark Rocheleau of 9649 Two Mile Rd NE requested to build an accessory building for storage and future barn for two horses 18 feet closer than the setback allows. Horses will be on the north side of the barn. Closest neighbors are one to the north, and one south east. With a normal west wind, does not anticipate an odor issue for neighbors. Both neighbors are in favor of the project.

**Public Hearing opened at 7:21 p.m.** There was no public comment. **Public Hearing close at 7:21 p.m.**

Board discussed and determined that

- There are reasons why it is practically difficult to build in compliance with the zoning ordinance, including the pond, power lines and shared driveway on the property.
- There are exceptional and extraordinary circumstances that doesn't generally apply to other properties mainly including the size of the pond and how much space it uses.
- A variance is necessary to preserve the enjoyment of an accessory building to keep two horses, a right enjoyed by others in the R/A district with 4.8 acres.
- Two horses will not have a substance adverse impact on the value or enjoyment of adjacent properties.
- Variance will not increase the risk of fire, flood or other dangers, nor create any additional traffic, nor impair the public health, safety, comfort, beyond ordinary rural expectation.

O'dell motioned to grant the variance as presented. Kutzli supported the motion. All members voted yes, **motion carried.**

- 2. Ordinance Revisions** – The ZBA discussed difficulties in the ordinance and procedures and forms that should be changed or revised. The board agreed to research and study the changes and ideas that Gustafson brought to the table, along with ordinances from area municipalities.

**Public Comment** – there was none.

Kutzli motioned to adjourn, Jarema supported. Meeting adjourned at 8:45 p.m.

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Shantell Ford, Clerk

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Date Approved

DRAFT