

PENTWATER TOWNSHIP ZONING BOARD OF APPEALS

327 SOUTH HANCOCK

PENTWATER, MICHIGAN

TELEPHONE (231) 869 6231 – FAX (231) 869 4340

December 21, 2017

CALL TO ORDER

Jean Russell called the meeting to order at 7:03 Pm.

ROLL CALL:

Jean Russell	Present
Stanley Roose	Present
Mike Flynn	Present
Randy Hepworth	Present
Paula DeGregorio	Present

Keith Edwards the Zoning Administrator was present at the meeting.

APPROVAL OF MINUTES FROM MAY 16, 2017 MEETING

Jean Russell asked for approval of the minutes from the May 16, 2017 meeting. Randy Hepworth made a motion to approve the minutes and Paula DeGregorio seconded. All ayes and the minutes were approved as written.

AGENDA

Jean Russell asked for approval of the Agenda. Mike Flynn made a motion to approve the Agenda and Randy Hepworth seconded. All ayes and the Agenda was approved.

OLD BUSINESS - None

NEW BUSINESS

Jean Russell stated the meeting tonight is for a variance request for Property ID# 64-001-372-015-00, OF Mears Addition to Middlesex, Lots 15 & 16 a.k.a 6824 Chester St. The request is for a front setback variance.

Jean Russell stated it was for an addition of the Master Bedroom. Jean Russell asked Keith Edwards to read the responses from the neighbors within 200 feet of said variance request. Keith Edwards stated all were in favor of the requested variance. Listed below are the people that returned notices in favor of the variance.

Douglas Edema; Carol Mulder Trust; John Markey; Dale Lee; James Mulder; Robert Fraser, three (3) responses; and, Jennifer & Calvert Miller

Jean Russell asked for any questions from the Zoning Board. Randy Hepworth stated the site plan was not presented properly. Keith Edwards stated he knows the property and this is probably the only way the addition can be done. Keith Edwards would recommend approval with more detailed site plan being submitted for the file. Paula DeGregorio asked if it was a one-story addition. Mike Flynn and Stan Roose also visited the property.

Jean Russell closed the Public Hearing at 7:35 pm. No members of the audience spoke on this request. Jean Russell reviewed all the standards that must be met from Zoning Ordinance Section 18.08 for approval. A vote was taken on each Standard as follows:

1. Granting the variance will not be contrary to the public interest and will ensure that the spirit of this Ordinance is observed: Jean Russell - yes; Randy Hepworth – yes; Mike Flynn – yes; Paula DeGregorio – yes; and, Stan Roose – yes.
2. Granting the variance will not cause a substantial adverse effect to property or improvements in the vicinity or in the district in which the subject property is located: Jean Russell - yes; Randy Hepworth – yes; Mike Flynn – yes; Paula DeGregorio – yes; and, Stan Roose – yes.
3. The variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practicable: Jean Russell - yes; Randy Hepworth – yes; Mike Flynn – yes; Paula DeGregorio – yes; and, Stan Roose – yes.

4. That there are practical difficulties in the way or carrying out the strict letter of these regulations which are caused by exceptional or extraordinary circumstances or conditions applying to the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the vicinity in the same zoning district: The practical difficulties existing with the property include the pre-existing location of the septic field, well and chimney of the existing home that make expansion of the building in the direction of those areas on the south and north side of the existing home impractical, difficult and expensive. Also, expanding the home to the east for a bedroom would not work with the existing floor plan: Jean Russell - yes; Randy Hepworth – yes; Mike Flynn – yes; Paula DeGregorio – yes; and, Stan Roose – yes. Jean Russell moved to approve the variance as requested with the condition that the applicant submit a revised site plan to show the practical difficulties on the property, seconded by Randy Hepworth, Roll Call Vote: Jean Russell - yes; Randy Hepworth – yes; Mike Flynn – yes; Paula DeGregorio – yes; and, Stan Roose – yes.

Jean Russell made a motion to adjourn the meeting and Mike Flynn seconded. All ayes and the meeting adjourned at 7:50 Pm.

Respectfully submitted by,

Janet K. Schomberg, Recording Secretary

January 4, 2018

Approved by the Zoning Board of Appeals on June 7, 2018



Paula DeGregorio, Secretary