

**SCHOOLCRAFT TOWNSHIP ZONING BOARD OF APPEALS
MINUTES OF MEETING HELD JUNE 4, 2015**

A meeting of the Schoolcraft Township Zoning Board of Appeals was held on June 4, 2015 at the Schoolcraft Township Hall commencing at approximately 7:00 p.m.

Members Present: Terry Blodgett, Chairman
Raymond Hocevar
Gary Steensma
Ken Hovenkamp
John Gardner

Members Absent: none

Also present were Craig A. Rolfe, Township Attorney, Zoning Administrator Chris Hamilton, Supervisor Don Ush, variance applicant Peggy Neale and her builder Jeff Hansen, and six interested citizens.

MINUTES OF OCTOBER 3, 2013 MEETING

On motion by Mr. Hovenkamp, supported by Mr. Hocevar, the minutes of the Zoning Board of Appeals meeting on October 3, 2013 were unanimously approved as submitted.

**PEGGY NEALE VARIANCE APPLICATION
(15031 BARTON LAKE DRIVE, PARCEL NO. 3914-23-360-475, FORMERLY 3914-
23-360-470)**

Chairman Blodgett indicated the only item of new business was the request of Peggy Neale for a variance from the 40' principal building minimum front yard setback requirement applicable in the R-2 Medium Density Residential zoning district to construct a new single-family dwelling/attached garage on the above-referenced property with a front yard (road) set back of four feet. The existing dwelling and storage shed are proposed to be removed. The applicant is also requesting a variance to exceed the 25% maximum lot coverage limitation of approximately 1,578 square feet. The public hearing on this application was opened.

It was noted that this variance request is identical to the applicant's previous variance request (through W. Pennings & Sons, Inc.) granted June 13, 2013, but expired due to the construction project for which the variance relief was granted not having been initiated/completed within the required time limits. This present zoning request was therefore viewed as essentially requesting a re-granting of the variance relief granted June 13, 2013 for a substantively identical proposed project.

Area residents had several questions regarding the proposed setback from the actual roadway, as compared to the setback from the road right-of-way, which were addressed based on the plan submitted with the application.

In response to other questions regarding lot coverage, the Township Attorney clarified that the lot coverage calculation made by the Zoning Administrator was based on the area of the portion of the subject property on the side of the road where the construction project was proposed, and did not also include the area of the separate parcel on the other side of the road.

The comments from the residents were clearly supportive of the construction project for which the variance relief was requested, and they expressed support for the demolition of the existing building at the earliest feasible opportunity.

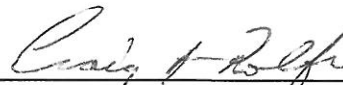
Upon the closing of the public hearing the Township Attorney suggested the Board could consider simply incorporating by reference the Board's findings and conclusions as determined with respect to the substantively identical request for this same property on June 13, 2013, as there were no apparent changes in any of the underlying facts or the applicable ordinance provisions and requirements. Board members concurred with this approach.

Mr. Hovenkamp made a motion to grant the requested variance relief based on the findings and conclusions at the June 13, 2013 meeting. This motion was supported by Mr. Gardner, and carried unanimously. Note: the relevant part of the June 13, 2013 meeting minutes are attached for reference purposes.

Chairman Blodgett noted the Board would have a meeting on July 9 to address another variance application (Dawson).

There being no further business to come before the Zoning Board of Appeals, the meeting was adjourned at approximately 7:20 p.m.

Approved: July 9, 2015



Craig A. Rolfe, Acting Secretary
Zoning Board of Appeals