

DRAFT
WHITEWATER TOWNSHIP ZONING BOARD OF APPEALS
MEETING MINUTES OF MAY 15, 2012

Call to Order by Millar at 7:02 p.m.

Roll Call: Benak, Lake, Millar, Recording Secretary-MacLean, Zoning Administrator-Meyers and in audience

Absent: Ken Bowen, Pat Miller

Public Comment (For items not on the agenda)

Approval of Minutes of 2/21/12 Regular Meeting. Motion by Millar to approve, seconded by Benak; all in favor. Motion carried.

Business Session

Notices were sent out and posted in the newspaper April 26, 2012.

- 1) Public Hearing on Appeal #A12-002, Robert Ziecina; 13-134-003-33; 6951 Cook Road, Williamsburg, MI 49690

Open Public Hearing at 7:05 pm

Zoning Administrator Presentation: Would like to create a barn on his property. He can do it where legally it would be okay. However, it will be more disruptive to the neighbors and the landscape. Received one phone call from neighbor and they have no problem, received no other correspondence on this. Admin Report: Recommends approval of variance from Article 12.11 for a front yard setback of not less than 5' for the construction of an accessory barn. Do not feel the other option is really viable and the neighbor plans to build a pole barn in the same vicinity on their yard.

Findings of fact: (1) Granting would not be contrary to public interest, applicant wishes to preserve the views. (2) It will not cause adverse effect to property in the vicinity. (3) Accessory structures are permitted in the A-1 district. (4) Does not endanger public health, safety or welfare.

Lake: How often do you find neighbors working together?

Petitioner Presentation: The Wittbrodts are interested in building a similar building right along side where I am petitioning to put mine. The Wittbrodts actually asked if we could do this. This spot keeps the neighbor's view and keeps us from having to remove trees. Building to match the house.

Report on Site Visit Lake: Likes that he was concerned about what is good for his neighbor, very thoughtful. Benak: it is nice to see neighbors working together.

Correspondence-none

Public Speaking in Favor of Appeal-none

Public Speaking in Opposition of Appeal-none

Anyone in Attendance Who Wish to Speak on This Appeal-none

Close Public Hearing: 7:20 p.m.

Discussion on Appeal: Millar: I don't see anything not to like about it. It is between private property owners that are getting along. It does seem to be more of a side yard variance. Neighbors don't care and would like to follow suit in putting up their own building. Benak: Seeing the site, I like what they will be doing. Being considerate of the neighbor.

Findings of Fact

Conclusion

Reasons for Conclusion

Decision

Motion by Lake to grant the variance motion based on the findings of facts specified in the Zoning Administrator report, seconded by Benak. Roll Call: Benak-yes, Lake-yes, Millar-yes. Motion carries.

2) Public Hearing on Appeal #A12-003, Mr. & Mrs. Allen Wilkinson; 13-103-013-00;
11400 Trails End North, Williamsburg, MI 49690
Open Public Hearing 7:23 p.m.

Zoning Administrator Presentation: Requesting variance from article 12.11. Would like to add the garage to the house that will result in a side yard setback of 9' for a 6' variance. Will be able to meet three out of four set backs. Only one house in the area does not have a garage. Feels the request is reasonable.

Findings of Fact: (1) The parcel is the smallest in the neighborhood and the applicants will be able to maintain 3 out of 4 of the setbacks. (2) Granting the variance will not cause any significant adverse affect to property in the vicinity. Applicants wish to maintain current setbacks. (3) Garages are customary and permitted in the R-1 District. (4) Garages are enjoyed by other properties in same district. The variance will not endanger the public health, safety or welfare in the vicinity. All property owners in the "neighborhood" currently enjoy a garage

Petitioner Presentation: It would be a lot nicer to have the garage, making it more liveable. I think it will look better. The Patton's have a row of pine trees to the north. House and garage will be attached. Benak: will the shed remain? – yes.

Report on Site Visit : It looks good to me, it is consistent with the neighborhood, the hedges are there for the neighbors.

Correspondence: none received.

Public Speaking in Favor of Appeal: Kathleen Sargent 11370 Trails End North, is in favor of allowing the variance for the attached garage.

Public Speaking in Opposition of Appeal-none

Anyone in Attendance Who Wish to Speak on This Appeal-none

Close Public Hearing 7:30 p.m.

Discussion on Appeal Benak: being the variance was granted in '98 for the home, I don't see a problem with it, it is just an addition.

Findings of Fact

Conclusion

Reasons for Conclusion

Decision

Motion by Benak to approve this variance based on the Zoning Administrator's stated findings of fact, seconded by Lake. Roll call vote: Lake-yes, Millar-yes, Benak-yes. All in favor. Motion carried.

Zoning Administrator Report: No meeting planned at this time for June. Make a plan to go over and update the ordinance book.

Adjournment at 7:35 p.m.