

GERRISH TOWNSHIP (GT) ZONING BOARD OF APPEALS (ZBA)

MEETING: ZBA Appeal No. 19.04 Lot 72-004-393-005-0000, 340 Woodlawn, (Vincent)

DATE: June 17, 2019.

MEMBERS PRESENT: Mike Briggs, Tom Kizer, John Klein, Walt Mikula, & Jim Thorburn.

MEMBERS ABSENT: None.

OTHERS PRESENT: Jason Jansen (Zoning & Building Administrator), Robert and Colleen Vincent(Owner/Applicant).

MEETING OPENED: 10:00 a.m. by Chairman Thorburn.

PLEDGE TO FLAG: 10:00 a.m.

APPROVAL OF MINUTES (TWO MEETINGS ON MAY 20, 2019): Motion by Klein, seconded by Briggs to approve minutes of the GTZBA-19.03 (Bowers) held May 20, 2019. Motion carried (5-0).

Motion by Klein, seconded by Mikula to approve minutes of the GTZBA-19.02 (Kaske) held May 20, 2019. Motion carried (5-0).

CONFLICTS OF INTEREST: Each Board member affirmed they had no conflict in considering this appeal.

APPEAL NO. 19.04: Chairman Thorburn read the appeal and details that requested a side yard setback variance of 2' to install a 21' X 26' attached two car garage. The Gerrish Township Zoning Ordinance: Article 3, Table 3-4, Footnote 6; 'Site Development Requirements' 'Side Yard Setbacks' requires a 6' setback and the variance request is 4' so it is deficient 2'.

One communication from the side yard neighbor Wright at 234 Woodlawn expressed no objection to the variance request. No other communication pertaining to this appeal were received.

Each member acknowledged visiting the site.

The Board reviewed the application and discussed the owner's (Vincent) written responses to the seven standards in support of the variance of 2'. The owner answered questions asked by the Board. After the presentation by the Applicants, the Board closed the public hearing and considered the request in detail.

Following discussion a motion was made by Kizer supported by Mikula as follows:

“Move to approve requested variance for reasons that Applicants have stated in their factual response to the seven standards; and further it is consistent with the neighborhood; will not have a negative impact on health and safety; is reasonable and necessary for a standard two car garage for year round access and protection of vehicles from elements; the variance is the minimal amount necessary and is a minimal variance itself of only 2’; and no objection from neighbor adjoining the property.”

Roll Call vote: Klein, Mikula, Kizer vote “yes”.

Briggs, Thorburn vote “no”.

Motion Carried to approve variance

NEW BUSINESS; Briggs discussed several key ZBA standards from the Michigan Township's Association Workshop he recently attended, and provided reference material for the members to review to stay abreast of recent ZBA-related developments in State Regulations.

MEETING CLOSED: 11:15 a.m.

Thomas Kizer, Secretary

Date Approved

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