

**VEVAY TOWNSHIP
ZONING BOARD OF APPEALS
Regular Meeting/Public Hearing
Monday, October 2, 2017
Vevay Township Hall – 7:00 p.m.**

MINUTES

Members Present: Chair Roger Wood, Vice Chair Jack Cady, Bob Schnabelrauch, Ilene Thayer, and Richard Lacasse

Members Absent: Alternate Gary Howe

Staff Present: Supervisor Ramey, Clerk Kean, Deputy Clerk Ruttan; Legal Counsel David Revore, Associated Government Services, Bert Gale

Others Present: Peter & Kelly King, property owners; Brandon Reeves, Community Building Services, and one interested resident

The meeting was called to order by Chair Wood at 7:00 pm and led those present in the Pledge of Allegiance.

Approval of Agenda: The agenda was set as published.

Approval of Minutes:

MOTION by Vice Chair Cady, seconded by Lacasse, to approve the November 14, 2016 regular session minutes as written.

Vote: Ayes 4; Nays 1; Absent Howe MOTION CARRIED.

Public Comment: No comment on matters not on the agenda.

Pending Business: Election of Officers
Reschedule November Meeting (due to Election)

Chair Wood announced at this time, he would be resigning as ZBA Chair.

MOTION by Lacasse, seconded by Thayer, to regretfully accept Roger Wood's resignation as ZBA Chair, effectively immediately.

Vote: Ayes 5; Nays 0; Absent Howe MOTION CARRIED.

MOTION by Lacasse, seconded by Thayer, to elect Jack Cady as Chair, Ilene Thayer as Vice Chair and Bob Schnabelrauch as secretary, effective immediately.

Vote: Ayes 5; Nays 0; Absent Howe MOTION CARRIED.

After a short discussion, it was the consensus of the ZBA Board to move the November 6, 2017 meeting to November 9, 2017 at 7:00 pm.

Public Hearing: Public Hearing on Application #17-01 for a Front Setback Variance Request from Community Building Services for owners Kelly & Pete King, 1535 S. College Road, Mason, MI 48854.

Chair Cady announced he would recuse himself from the ZBA Board for this meeting as he has property that lies within 300' from the Public Hearing subject parcel.

Vice Chair Thayer announced at 7:04 the ZBA Board will recess for the public hearing.

Explanation of Appeal #17-01:

On September 12, 2017 a notice of Appeal was received from Community Building Services on behalf of Kelly & Pete King, 1535 S. College Road, Mason, MI 48854. The application to obtain a zoning variance stated the rationale: exceptional topographical conditions of the land, including excessive flooding to the North and East of the existing dwelling, the variance will not significantly be detrimental to adjacent properties and surrounding neighborhoods and the variance will not impair the intent and purpose of the Ordinance.

Property Owner Kelly King stated the back part of the property is not accessible most of the year. Mrs. King shared photos of the property in the spring and early fall with the flooding issues. She stated other building locations within the property have the same flooding issues. They are not the original builders of the house structure. The house is built on back-filled clay. Ms. King believes to build the new structure on the proposed site would be the least intrusive on the natural habitat.

Public Comment: None

Vice Chair Thayer Adjourned the public hearing at 7:16pm and recommenced the regular ZBA Board meeting.

Discussion of the Board: The Board discussed the measurements of the proposed building relative to the overall land measurement. Building Inspector Bert Gale from *Associated Government Services* explained Section 3.09 Accessory Buildings and Structures Section D. sub-section a-g. He stated only sub-section a, b & c need a variance. After further discussion, it was determined that a 25' variance was needed to meet requirements of sub-section D.1.a., 12' variance was for sub-section D.1.b., and a 15' variance for sub-section D.1.c.

The Board discussed the standards from Section 18.04 (A) (1)-(7) and established the Findings of Fact document, attached to these minutes as Attachment A.

MOTION by Lacasse, seconded by Thayer to recess at 7:57 to allow the scribe to prepare the Findings of Fact document in final form.

Vote: Ayes 4; Nays 0; Absent Howe MOTION CARRIED

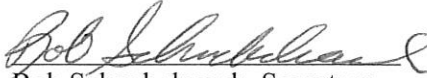
Vice Chair Thayer recommenced the meeting at 8:25p.m.

Vice Chair Thayer read the Findings of Fact (See, Attachment A).

MOTION by Wood, seconded by Lacasse for the Findings of Fact document to be effective immediately.

Vote: Ayes 4; Nays 0; Absent Howe MOTION CARRIED

There being no further business before the Board, the meeting adjourned at 8:47 p.m.


Bob Schnabelrauch, Secretary

Transcribed by Mary Ruttan, Deputy Clerk
October 2, 2017 ZBA minutes.doc