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Robert Reese, III
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**ZONING BOARD OF APPEALS MEETING MINUTES
WEDNESDAY, JULY 21, 2010
7:00 P.M.**

The regularly scheduled meeting of the DeWitt Charter Township Board of Appeals meeting was called to order at 7:00 p.m. by Chairman LaGrand.

The Pledge of Allegiance to the Flag was said by those present.

ROLL CALL by Secretary Reese.

MEMBERS PRESENT: Donald Riel, Christopher LaGrand, Dale Glynn, Robert Reese, Trustee Steve Musselman. Note: Steve Gobbo arrived at 7:07 p.m.

MEMBERS ABSENT: Andrew Richards.

APPROVAL OF AGENDA: Glynn moved to approve the Agenda as presented. Supported. **MOTION CARRIED.**

APPROVAL OF MINUTES: Musselman moved to approve the minutes of the June 16, 2010 Zoning Board of Appeals Meeting. Supported. **MOTION CARRIED.**

CORRESPONDENCE: None.

PUBLIC COMMENTS: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

I. PUBLIC HEARING - Appeal 10-770004 – From Scott Thelen, requesting a seven (7) foot variance to the forty (40) foot rear yard setback requirement as set forth in Section 5.18, Schedule of Regulations, of Zoning Ordinance 60 to be allowed to construct a twelve (12) ft by sixteen (16) foot 3 season room over an existing deck that would be thirty-three (33) feet from the rear property line on property located at 2512 Fedewood Lane, DeWitt, MI 48820, Lot #95 of Creeping Brook Estates Subdivision, in the north ½ of Section 5 of DeWitt Charter Township.

A. Open Public Hearing. Chairman LaGrand declared the Public Hearing opened at 7:05 p.m.

B. Administrative Comments/Applicant/Public Comments.

Planning Consultant Jim Foulds briefly reviewed the nature of the request (see above). He advised that there were thirty-two (32) letters of notification. As of this date there have been no inquiries.

LaGrand pointed out that there was one response submitted by the developer of the subdivision in favor of granting the request.

Hearing no questions or comments, LaGrand invited the applicant to speak.

Scott Thelen, 2512 Fedewood Lane, DeWitt, MI 48820, stated he was present to answer any questions the Board may have. He is considering reducing the size of the proposed three (3) season room by one (1) foot and making it twelve (12) feet by fifteen (15) feet. Thelen advised that he has had discussions with neighbors on either side of his home and they are not opposed to granting the variance request. In addition, his property is heavily wooded and backs up to farmland.

Foulds briefly reviewed the surrounding land use and zoning districts.

LaGrand called for public comment.

- C. Close Public Hearing. **Hearing no further comments, Musselman moved to close the Public Hearing at 7:11 p.m. Supported. MOTION CARRIED.**
- D. Discussion and possible action by Board of Appeals.

Glynn moved to approve variance request 10-770004 from Scott Thelen, to allow the construction of a twelve (12) foot by sixteen (16) foot three (3) season room over the existing deck on property located at 2512 Fedewood Lane, DeWitt, MI 48820, Lot #95 of Creeping Brook Subdivision, in Section 5 of DeWitt Charter Township, based on the finding that the request meets all four Basic Conditions and Special Condition b) listed in Section 4.2.3 of the Zoning Ordinance. Supported.

Musselman stated that the subject site is unique in nature due to its pie shape. Construction on such a lot becomes somewhat difficult to keep the frontage of the homes consistent and still meet side and rear yard setbacks.

**ROLL CALL vote on motion:
AYES: 6 NAYS: 0 ABSENT: 1 (Richards)
MOTION CARRIED.**

- E. Possible Certification of Decision.

Gobbo moved to approve the Certification of Decision for Appeal 10-770004. Supported. MOTION CARRIED.

PUBLIC COMMENTS ON NON-AGENDA ITEMS: None.

TRUSTEES REPORT:

Trustee Musselman gave a brief report on business conducted and action taken at the regularly scheduled meetings of the Board of Trustees.

DISCUSSION: None.

ADJOURNMENT:

Gobbo moved to adjourn the meeting at 7:17 p.m. Supported. MOTION CARRIED.



Linda K. Parkinson, Recording Secretary



Robert Reese, III, Secretary