

Chair
Christopher LaGrand
Vice-Chair
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Secretary
Robert Reese, III
Board Members
Max Calder, Trustee
Donald Riel
Andrew Richards
Dale Glynn



1401 W. Herbison Road
DeWitt, Michigan 48820
Phone 517.669.6576
Fax 517.669.6496
www.dewitttownship.org

Community Development Director
Richard M. Trent
Township Planner
Jim N. Foulds
Recording Secretary
Linda K. Parkinson

**ZONING BOARD OF APPEALS MEETING MINUTES
WEDNESDAY, JANUARY 19, 2011
7:00 P.M.**

The regularly scheduled meeting of the DeWitt Charter Township Board of Appeals 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 Donald Riel.

MEMBERS PRESENT: Christopher LaGrand, Stephen Gobbo, Donald Riel, Trustee Calder.

MEMBERS ABSENT: Robert Reese, Andrew Richards, Dale Glynn

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

APPROVAL OF MINUTES: **Gobbo moved to approve the minutes of the November 17, 2010 regular meeting as printed. Supported. MOTION CARRIED.**

CORRESPONDENCE: The 2011 Meeting Dates and Holiday Schedule was received and noted by the Zoning Board of Appeals members.

PUBLIC COMMENTS: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

- I. PUBLIC HEARING - Appeal 10-770006 – From Raymond (Butch) D. Mohre,** requesting a two-hundred and forty (240) square foot variance to the maximum allowed one thousand and two-hundred (1,200) square feet of accessory space for the R3 Zoning District, as set forth in Section 5.18 Schedule of Regulations of the DeWitt Charter Township Zoning Ordinance 60, for property located at 15750 Brook Road, Lansing, MI 48906, Lot #30 of Boichot Acres Subdivision, south of Boichot Road, north of State Road, in the southwest ¼ of Section 27 of DeWitt Charter Township, to be allowed to construct a twenty-four (24) foot by thirty-two (32)

foot attached garage resulting in a total combined accessory space of one thousand four hundred and forty (1,440) square feet, as shown on application materials.

A. **Open Public Hearing. Chairman LaGrand declared the Public Hearing opened at 7:05. Supported. MOTION CARRIED.**

B. **Administrative Comments/Applicant/Public Comments.**

Township Planner Jim Foulds briefly reviewed staff's report dated January 10, 2011 indicating the location of the site and the nature of the request. The site is zoned R3 (Residential Single Family) which allows a maximum of 1,200 square feet for attached accessory structures. The applicant wishes to construct a 24 ft. by 32 ft. attached garage that would result in a total combined accessory space of 1,440 square feet. Therefore the applicant is requesting a variance of 240 square feet.

The site is mostly surrounded by Single Family Residential land uses with the exception of commercial property to the west.

Foulds advised that pages 3 and 4 of staff's report indicates five previously approved variances for attached accessory structures from 2000 to 2011. The approved variance requests range from 200 square feet up to 4,000 square feet.

LaGrand questioned the nature of the commercial business that abuts the western boundary of the site.

Foulds advised the property west of the proposed site is a multi family structure (motel).

Calder questioned what other accessory buildings were on the property. He further asked if the applicant would require a variance if the proposed addition were detached.

Foulds advised there is an existing 28 ft. by 24 ft. attached garage as well as a small 10 ft by 12 ft. detached shed. The applicant would require a variance whether the proposed building were attached or detached.

LaGrand stated most of the accessory space variances that have been granted involved exceptionally large lots.

Gobbo noted that an accessory space variance (02-770013) had been granted in 2002 for a lot on the same street as the current applicant's lot. He questioned if the two properties were similar in size.

Foulds advised that the lots in the vicinity of the subject property are all very similar in size.

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

Butch Mohre, 15750 Brook Road, Lansing, MI 48906, stated he wishes to construct an additional 24 ft. by 32 ft. attached garage behind his existing 28 ft. by 24 ft. attached

garage to be able to store his motorcycles/snowmobiles etc. inside. He also intends to move the existing 10 ft. by 12 ft. shed to the rear of his property, as shown on the drawing submitted on December 20, 2010.

There was no public present.

- C. Close Public Hearing. **Seeing that there was no public present, LaGrand declared the Public Hearing closed at 7:20 p.m.**
- D. Discussion and possible action by Board of Appeals.

Gobbo stated after looking at the past variances that were approved and the proposed site plan and size of the applicant's property, he would have no issues with granting approval of this variance.

There were no further comments.

Gobbo moved that Appeal 10-770006 from Ray Mohre, granting a variance of 240 sq. ft. to the 1,200 sq. ft. maximum allowed accessory space for attached structures in the R3 Zoning District (Residential Single Family) to allow the addition of a 768 square foot attached accessory structure to an existing accessory structure located at 15750 Brook Road, which exceeds the maximum allowable square footage for accessory structures, be approved. Approval is based on a finding that the request meets all four of the Basic Conditions and Special Condition (b) listed in Section 4.2.3 of Zoning Ordinance 60.

Supported.

ROLL CALL vote on motion:

AYES: 4 NAYS: 0 ABSENT: 3 (Richards, Glynn, Reese)

MOTION CARRIED.

- E. Possible Certification of Decision.

Gobbo moved to approve the Certification of Decision for Appeal 10-770006. Supported. MOTION CARRIED.

II. Year 2011 Election of Officers.

There was brief discussion regarding the fact that perhaps the Election of Officers should be tabled until the next meeting due to three Board Members being absent.

Gobbo moved to table the Election of Officers for 2011 until the next meeting of the Zoning Board of Appeals. Supported. MOTION CARRIED.

PUBLIC COMMENTS ON NON-AGENDA ITEMS: None.

TRUSTEES REPORT:

Trustee Calder gave a brief report on business conducted and action taken at the regularly scheduled meeting of the Board of Trustees held on Monday, January 10, 2011.

DISCUSSION: None.

ADJOURNMENT:

Gobbo moved to adjourn the meeting at 7:38 p.m. Supported. MOTION CARRIED.



Linda K. Parkinson, Recording Secretary



Robert Reese, III, Secretary