

BEDFORD TOWNSHIP BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
May 6, 2019

PRESENT:

GEORGE WELLING, CHAIRMAN
JAKE LAKE, VICE-CHAIRMAN
MARYANNE BOURQUE, ALTERNATE
TOM ZDYBEK, PLANNING COMMISSION LIAISON
KYLE DERSCH, CITIZEN AT LARGE

EXCUSED:

RICK STEINER, TOWNSHIP BOARD LIAISON

ALSO PRESENT:

MARTY KAMPRATH, LENNARD, GRAHAM & GOLDSMITH, LEGAL COUNSEL
KAREN M. KINCAID, PLANNING AND ZONING ADMINISTRATOR
JODIE L. RECTOR, PLANNING AND ZONING ASSISTANT, RECORDING SECRETARY

Welling called the Bedford Township Board of Zoning Appeals meeting to order at 7:00 p.m. The Pledge of Allegiance was said. Kincaid called the roll. Quorum present.

APPROVAL OF THE AGENDA

Motion by Lake, supported by Dersch, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Dersch, supported by Zdybek, to approve the minutes of April 1, 2019 Motion carried. Bourque abstained.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

- A. OPEN the public hearing regarding the Appeal of Raymond Leighton, 2954 Sterns Road, Lambertville, MI 48144, requesting a variance to allow an accessory structure to be constructed in a front yard of an existing residential dwelling, per Section 400.1903.4, "Accessory Buildings", in an R-2A, Single Family Residential Zoning District, on land described as 5802-029-059-10, 2954 Sterns Road, Lambertville, MI 48144.***

Motion by Lake, supported by Dersch, to open the public hearing at 7:03 p.m. Motion carried.

Kincaid reviewed the analysis saying the applicant is seeking to construct a 1200 square foot accessory building located in the front yard. The subject site consists of approximately 3.80 acres with 139 feet of frontage and 1000 feet in depth, and is R-2A-Single Family Residential zoned. The site is heavily wooded and the home is set back approximately 800 feet from Sterns Road, with the proposed barn location approximately 600 feet from the road. Per Section 400.1903.4, "Accessory Building Table" accessory buildings shall not be erected in any minimum side yard setback nor in any front yard, thus requiring the variance to allow an accessory building to be constructed in the front yard.

Kincaid stated the applicant has indicated in his submitted letter, the building will have no adverse impact on any of the neighboring properties, as the building will not be visible due to the wooded surroundings and the distance from the adjacent homes. The applicant also stated the proposed location of the accessory building is due to the heavily wooded area and a ravine to the rear of the home.

Kincaid noted at this time no letters or calls of objection have been received, however the applicant has supplied two letters of no objection. Kincaid added the Hixenbaugh's, immediate neighboring property owners, provided a letter of no object after the site analysis was prepared.

Raymond Leighton- 2954 W. Sterns Road- Mr. Leighton stated the proposed building will be a minimum of 20 feet from the east property line and added he did not feel it would adversely affect any neighbors.

Lake inquired on any flood plain requirements. Kolar stated there is the ravine to the rear of the home and some area of flood plain. Welling asked if there would be any commercial use within the building. Mr. Leighton stated no.

Motion by Zdybek, supported by Lake, to close the public hearing at 7:08 p.m. Motion carried.

There was no further discussion.

Motion by Lake, supported by Zdybek, to grant the Appeal of Raymond Leighton, 2954 Sterns Road, Lambertville, MI 48144, requesting a variance to allow an accessory structure to be constructed in a front yard of an existing residential dwelling, per Section 400.1903.4, "Accessory Buildings", in an R-2A, Single Family Residential Zoning District, on land described as 5802-029-059-10, 2954 Sterns Road, Lambertville, MI 48144 having the practical difficulty due to the cost of removal of trees, the proximity of the ravine to the rear of the home and the building will be located behind the neighboring properties' homes, with the condition no commercial business use is permitted.

Roll call as follows: Voting Aye: Lake, Zdybek, Bourque, Dersch and Welling

Voting Nay: None

Excused: None

Motion carried.

PUBLIC COMMENT-none

COMMISSION / STAFF COMMENT – none

ADJOURNMENT – The meeting was duly adjourned at 7:11 p.m.

Respectfully submitted,
Jodie L. Rector
Recording Secretary