

BEDFORD TOWNSHIP BOARD OF ZONING APPEALS  
REGULAR MEETING MINUTES  
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN  
September 13, 2016

**PRESENT:**

BOB POTTER, VICE-CHAIR  
RICK STEINER, TOWNSHIP BOARD LIAISON  
TOM ZDYBEK, PLANNING COMMISSION LIAISON  
GEORGE WELLING, CITIZEN AT LARGE  
ARVID SHAH, ALTERNATE

**EXCUSED:**

BRAD GREELEY, CHAIR

**ALSO PRESENT:**

PHIL GOLDSMITH, LEGAL COUNSEL, LENNARD, GRAHAM & GOLDSMITH  
DENNIS KOLAR, BUILDING OFFICIAL  
JODIE L. RECTOR, PLANNING AND ZONING ASSISTANT, RECORDING SECRETARY

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

**APPROVAL OF THE AGENDA**

**Motion by Steiner, supported by Zdybek, to approve the agenda. Motion carried.**

**APPROVAL OF THE MINUTES**

**Motion by Welling, supported by Zdybek, to approve the minutes of August 1, 2016. Steiner abstained. Motion carried.**

**PUBLIC COMMENT (LIMIT 3 MINUTES)**

None

**NEW BUSINESS**

- A) **7:03 P.M. OPEN THE PUBLIC HEARING REGARDING THE APPEAL OF EDWARD E. HOLEY, 7939 SUMMERFIELD ROAD, LAMBERTVILLE, MI 48144, REQUESTING A FIVE +/- FOOT HEIGHT VARIANCE TO CONSTRUCT A SECOND STORY ADDITION ON AN EXISTING GARAGE PER SECTION 400.1903 "ACCESSORY BUILDING TABLE" ON LAND DESCRIBED AS 5802-029-038-00, 7939 SUMMERFIELD ROAD, LAMBERTVILLE, MI 48144.**

Rector reviewed the analysis stating the applicant is seeking a 5' height variance for a 12' X 24' (288 square feet) addition that will be attached to the rear of an existing 768 square foot garage. Per Section 400.1903, Accessory Buildings, the maximum permitted height for an accessory building on .805 acre is 14 feet, and no more than two accessory buildings totaling no more than 2500 square feet is permitted. Rector continue to say the applicant has indicated a height waiver is required to provide enough head room to stand in the addition, which will be utilized for storage. Mr. Holey indicated his option to construct on other areas of his property is limited due to the downward slope to Springbrook Drain that traverses his property. Lastly, Rector stated at this time no letters of objection have been received, and two signatures of no objection from the immediate neighbors have been received.

**Edward Holey-7939 Summerfield Road, Lambertville, MI-** Mr. Holey was available for questions.

Shah inquired on the height of the existing garage and Mr. Holey said the new addition would be 5' higher than the existing garage. Kolar added the existing garage meets the requirements of the past and today's ordinance; however, the addition's ridge will be 5' higher than the existing building. Shah inquired from Kolar with the existing roof and the new addition roof having a 5' height difference, is there any weight requirements due to snow. Kolar said the addition is on the southern side of the property so the prevailing winds would normally clear the roof; however, if there is concern regarding snow drift weight, the applicant could double up the rafters on the existing garage. Potter requested clarification on a two story addition and Mr. Holey added the lower level will be 7' but without the height increase there would be no area to stand up on the second story. Potter asked if expanding the existing building was considered and Kolar advised the proposed location is the only area possible to add to the existing garage as there is

no room on either side to maintain the setback requirements. Kolar added the home is located deep on the property so if the applicant had proposed to construct in front of the dwelling the applicant would have still been required by ordinance to request a variance.

**Motion by Steiner, support by Welling, to close public hearing at 7:10 p.m. Motion carried.**

Steiner said he visited the site and due to the location of the ravine and no area on the left or right of the existing garage to expand, the only option is to increase the height. Potter said even with the square footage of the addition, the applicant is still below the maximum allowed square footage for accessory buildings. Mr. Goldsmith stated the practical difficulty being the topography of the lot and the Springbrook Drain prevents the applicant from expanding on the footprint of existing garage so the option the applicant has proposed is to increase the height of the addition.

*Motion by Steiner, supported by Shah, to grant the appeal of the Edward E. Holey, 7939 Summerfield Road, Lambertville, MI 48144, requesting a 5 foot height variance, per Section 400.1903 " Accessory Building Table" to construct a second story addition on an existing garage on land described as 5802-029-038-00, 7939 Summerfield Road, Lambertville, MI 48144, with the practical difficulty being the topography of the land, the Springbrook Drain having an extreme slope and there being no other location for expansion on either side of the existing garage, conditioned upon the applicant doubling up the rafters on the existing garage for support of snow drift load.*

**Roll call as follows: Voting Aye: Steiner, Shah, Welling, Zdybek and Potter. Voting Nay: None. Excused: Greeley. Motion carried.**

***PUBLIC COMMENT –None***

***COMMISSION / STAFF COMMENT –  
Rector advised there will be a meeting next month on October 3, 2016.***

***ADJOURNMENT –  
The meeting was duly adjourned at 7:18 p.m.***

***Respectfully submitted,***

***Jodie L. Rector  
Recording Secretary***