

BEDFORD TOWNSHIP BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
October 1, 2018

PRESENT:

BOB POTTER, CHAIRMAN
GEORGE WELLING, VICE-CHAIRMAN
TOM ZDYBEK, PLANNING COMMISSION LIAISON
JAKE LAKE, CITIZEN AT LARGE
RICK STEINER, TOWNSHIP BOARD LIAISON

EXCUSED:

NONE

ALSO PRESENT:

PHIL GOLDSMITH, LEGAL COUNSEL, LENNARD, GRAHAM & GOLDSMITH
DENNIS KOLAR, BUILDING OFFICIAL
KAREN M. KINCAID, PLANNING AND ZONING ADMINISTRATOR
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. Kincaid called the roll. Quorum present.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Motion by Steiner, supported by Welling, to approve the minutes of September 11, 2018. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

A) Open the public hearing regarding the appeal of JoAnn & Melvin DeMars, 7198 Twin Canyon Drive, Lambertville, MI 48144 requesting a 19.1 +/- foot front yard setback variance, per Section 400.1800, "Schedule of Regulations", in an R-2A, Single Family Residential Zoning District, to construct an addition on an existing dwelling on land described as 5802-642-041-00, otherwise known as 7198 Twin Canyon Drive, Lambertville, MI 48144

Motion by Welling, supported by Zdybek, to open the public hearing at 7:05 p.m. Motion carried.

Kincaid reviewed the analysis saying the applicant is seeking a +/- 19.1-foot front yard setback variance for an addition to the existing dwelling. The property consists of 1.245 acres and due to the design layout of Twin Canyon Drive it creates a curving front yard setback from the road right-of-way. Kincaid noted the existing home meets the setback requirement; however, to extend the front building line southward causes an encroachment on the front yard setback requirement. Per Section 400.1800 "Schedule of Regulations", in an R-2A, Single Family Residential Zoning District, requires a 30' front yard setback, thus requiring the +/- 19.1 front yard setback for the proposed addition.

Kincaid referred to the submitted letter saying, the applicant has stated as they are aging they are looking to add an addition to the existing dwelling to provide a bedroom and bath to be located on the first floor. As well, the applicant considered other options for the addition location, stating they have no other option due to the steep ravine to the east and inadequate room to the north. Kincaid stated pictures have been provided as a visual aid.

Kincaid advised at this time no letters or calls of objection have been received; however, six letters of no objection have been submitted.

Melvin DeMars-7198 Twin Canyon Drive - Mr. DeMars advised Potter visited the site and confirmed the ravine area. Mr. DeMars stated the addition would have the same structure as the existing home. Mr. DeMars expressed he and his wife are longtime residents and just want to build an addition and remain in their residency.

Denny Steinman- 7223 Twin Canyon Drive - Mr. Steinman is part of the Association's Architectural Design Committee. Mr. Steinman had no objection to the request and stated the proposed addition will not appear to have any encroachment. Mr. Steinman also added there is a building line around the development which hinders other areas as well to relocate the addition.

Zdybek commended the applicant on the submitted visual of the existing and the proposed addition. Steiner agreed with the large ravine and this request having no negative impact on the surrounding neighbors. Steiner added the applicant has submitted several letters of no objection from the neighbors. Potter agreed with the topography of the site and the area of the ravine. Mr. Goldsmith advised even though it is a fairly large lot, there is a limited building envelope causing an inability to build where there is a steep ravine and the overall topography of the site.

Motion by Lake, supported by Steiner, to close the public hearing at 7:11 p.m. Motion carried.

MOTION BY STEINER, SUPPORTED BY WELLING, TO GRANT THE APPEAL OF JOANN & MELVIN DEMARS, 7198 TWIN CANYON DRIVE, LAMBERTVILLE, MI 48144 REQUESTING A 19.1 +/- FOOT FRONT YARD SETBACK VARIANCE, PER SECTION 400.1800, "SCHEDULE OF REGULATIONS", IN AN R-2A, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, TO CONSTRUCT AN ADDITION ON AN EXISTING DWELLING, ON LAND DESCRIBED AS 5802-642-041-00, OTHERWISE KNOWN AS 7198 TWIN CANYON DRIVE, LAMBERTVILLE, MI 48144 THE PROPOSED ADDITION WILL ENCROACH ON THE CURRENT SETBACK, PRACTICAL DIFFICULTY A STEEP RAVINE MAKING IT IMPOSSIBLE TO DEVELOP TO THE REAR OF THE HOME, HAVING 1.245 ACRE PARCEL THERE IS A LIMITED BUILDING ENVELOPE DUE TO THE TOPOGRAPHY OF THE LAND, AND IT HAS BEEN STATED THERE IS A BUILDING LINE AROUND THE DEVELOPMENT WHERE ANY OTHER LOCATION WOULD CAUSE ENCROACHMENT.

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

Mr. Goldsmith advised the applicant he has 6 months to pull a building permit.

PUBLIC COMMENT-None

COMMISSION / STAFF COMMENT –

Steiner advised of the meeting on Tuesday, October 9, 2018

Kincaid advised there are two items on the agenda for the October 9th meeting.

ADJOURNMENT – The meeting was duly adjourned at 7:20 p.m.

*Respectfully submitted,
Jodie L. Rector
Recording Secretary*