

Summary of ZBA Board Meetings for the year 2010

ZBA Meeting on March 2, 2010

Purpose of the meeting was an organizational meeting with the agenda of electing officers and review of summary of 2009 ZBA board activity. Jim Lautenschleger to continue as Chairperson, James Kelsey as Vice-Chair, and Dave Carter as Secretary. Present: Jim Lautenschleger, Chuck Andrysiak, James Kelsey, John Vandyke, and Dave Carter.

ZBA Meeting on 07/07/10

Purpose of the meeting was to conduct a ZBA hearing on the variance request of Michael and Cindy Hulsebos for the Lot 24 #1Plat at 1932 Pleasant View, Hopkins, Michigan. Specifically, the Hulsebos' were requesting a variance for front and rear setback requirements in order to conform to a health department directive regarding their planned septic system.

When meeting was opened to public comments it was brought up that the double wide home the Hulsebos' intended to install on the concrete pad that was recently poured was too large and that side yard setbacks did not meet requirements. It was determined that this was another issue and did not need to be ruled on.

After Board discussion a motion was made to approve the setback on the backyard portion of the property in order to accommodate the proposed septic system. Motion to allow the variance passed unanimously. Present: Jim Lautenschleger, Chuck Andrysiak, John Vandyke, James Kelsey, and Dave Carter.

ZBA Meeting on 08/19/10

Purpose of the meeting was to hear the variance request of Mike and Cindy Hulsebos for Lot 24 # 1 Plat at 1932 Pleasant View, Hopkins, Michigan. Specifically, the Hulsebos' were requesting a variance to the side yard setback requirement as two corners of their proposed structure did not meet the required total of fifteen feet of side yard setback. Mr. Hulsebos proposed to cut five feet off from the recently poured concrete slab, and five feet off the doublewide home so that the house would sit flush with the slab.

After Board discussion it was apparent that too many questions surrounded the width of the lot because of the unique shape and unknown distances relevant to the placement of the slab and house. A proposal was made to adjourn the meeting until the board could perform a site review on the property to take measurements. Present: Jim Lautenschleger, Chuck Andrysiak, and Dave Carter. Absent: John Vandyke, and James Kelsey.

ZBA Meeting on 08/26/10

Purpose of the meeting was to conclude the meeting begun the week before regarding the request by the Hulsebos' for a side yard setback variance. The meeting began where it was left off on 08/19/10, with the Board discussion of the request.

After lengthy discussion regarding positives and negatives associated with granting the

variance request Jim Lautenschleger relinquished his chair position to Jim Kelsey-Vice Chair, in order to read his prepared observations of fact finding which included a motion to approve the variance request. John Vandyke, Jim Lautenschleger, and Dave Carter in favor of motion. Chuck Andrysiak opposed. James Kelsey abstained from vote. Present: Jim Lautenschleger, James Kelsey, John Vandyke, Chuck Andrysiak, and Dave Carter.

ZBA Meeting on 09/21/10

Purpose of the meeting was to review the minutes of the 08/19/10, and 08/26/10 ZBA meetings. Motion was made to approve the minutes-all in favor-motion carried.

Board members then reviewed the minutes of the current meeting(09/21/10) as read to them by board secretary for the purpose of approving them. Motion made to approve-all in favor-motion carried. Present: Jim Lautenschleger, Chuck Andrysiak, James Kelsey, John Vandyke, and Dave Carter.