

ESCANABA TOWNSHIP ZONING BOARD OF APPEALS MEETING AUGUST 2, 2023 7:30 PM

ESCANABA TOWNSHIP HALL 4618 COUNTY 416 20TH RD GLADSTONE MI 49837

VARIANCE #23-6 Steve and Julie DeLaire Property Owners Meeting 2 Of 2

ZBA Chair Bill Castle called the meeting to order at 7:31 pm followed by recital of the Pledge of Allegiance.

Verbal Roll Call: Present are Chair Bill Castle, Paul Neumeier, Scott Mitchel. All members are present. Also present via Zoom conferencing is Attorney Laura Genovich. Ms. Genovich stated her purpose of attendance is only to advise if needed.

Motion to approve agenda made by Mr. Neumeier. Second by Mr. Mitchel. All in favor. Motion passed.

Motion to approve June 28, 2023 ZBA Hearing minutes made by Mr. Neumeier. Second by Mr. Castle. All in favor. Motion passed.

Open discussion regarding a variance request made by Steven and Julie DeLaire to place detached garage on property 20 feet in front of house structure. There is a 60 foot distance between where new dwelling will be constructed and the stick built 40'x60' garage constructed. The new construction is on Lots 14 and 15 in Sand Hill Condominium subdivision. Ms. Genovich stated the DeLaire's could address the township Board if they feel the ordinance should be amended. Supervisor Rymkos addressed the Board stating this is an R1 district and could cause influx of others to pursue similar requests.

Mr. DeLaire presented a reconfigured site plan to the ZBA as was requested at the June 28, 2023 hearing. The new site plan adjusts the home forward and the garage back from original plan. Garage size of 40'x60' is needed to accommodate additional personal items owned and to keep the property clean.

Mrs. DeLaire stated that none of the neighbors that were notified of the variance request expressed any disagreement. The positioning will allow their next-door neighbor to obtain a view of the golf course.

Motion was made by Mr. Mitchel to grant the variance #23-6 to the DeLaires to place detached garage 20 feet in front of dwelling. Second by Mr. Castle. Verbal vote as follows: Mitchel YES Neumeier YES Castle YES. Motion passed. Variance is granted.

The ZBA Bylaw review was tabled in order for the members to be able to review the sample MTA Bylaw document they were presented and do additional research. There will be a date set in September 2023 to discuss. Culliton will contact the members to schedule next meeting.

Public Comments. Fred Minor

Member Comments. NONE

Motion to adjourn at 8:35 pm was made by Neumeier. Second by Castle. All in favor. Motion passed.

The next meeting of the ZBA will be scheduled in September 2023.

DRAFT