

AUGUSTA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
8021 Talladay Road, P.O. Box 100
Whittaker, MI 48190
Monday, June 9, 2014 6:30 pm

DRAFT MEETING MINUTES

1. Meeting Called to Order by G. Chie at 6:30 pm.
2. Pledge of Allegiance led by Mr. Chie, concluded at 6:32 pm.
3. Roll Call: Present: G. Chie (Planning Commission Liaison), Joe Keefe (BOT Liaison), Rita McMahon. Absent: Cicotte.

4. Approve Minutes:

Motion by McMahon, 2nd by Keefe, to approve the meeting minutes of 12-16-2013.

Motion carried.

5. Public Comments (2 minute time limit please): Opened at 6:36 pm, Closed at 6:38 pm. Mario Lopez spoke for his father who doesn't speak English well. Since former garage is gone he is petitioning for the right to replace it as it is needed.

6. 8435 Whittaker Setback Variance Request (ZBA-14-01):

Motion by Keefe, 2nd by McMahon to approve with conditions: Mr. Keefe moved to grant a 24 ft. side lot variance to rebuild a pole barn 28' wide x 36' deep. Due to the fact that original lot was created before our present ordinance was written it renders the lot inadequate to build any storage building without a variance.

The following language is taken from (A) the Public Notice and will appear in the meeting minutes:

- (A)** Augusta Charter Township Board of Appeals has received a request for variance from Article 3, Zoning District Regulations, Section 3.6, Schedule of district Regulations, AR, Agricultural Residential District. The request is for a 24 foot variance from the required side yard setback of 30 feet in the AR District, which will reduce the side yard setback to 6 feet. As indicated by the applicant there is an existing side yard of 6 feet on the south side of the property between the edge of an existing slab and property line where a barn was located a few years ago, therefore requiring the variance of 24 feet. Since the parcel is only approximately 66 feet in width no matter where the proposed garage / pole barn is placed it cannot meet the side setback requirement on the property located at 8435 Whittaker Road, also known as T-20-03-200-010.

Comments/Discussion: Original appeal was for a 30' x 48' pole barn. Mr. Lopez agreed to a 28' x 36' pole barn to replace former building. He owns adjoining lot to the south of parcel T-20-03-200-010. No letters of objection were received. Mr. Lopez has spent considerable money to update house on the property. House is 1 story ranch with no basement or attic storage. (parcel T-20-03-200-010).

Roll Call Vote: Aye: Keefe and McMahon Nay: Chie Absent: Cicotte Motion Carried

7. Public Comments (3 minute time limit please) Opened at 6:47 pm, Closed at 6:48 pm.

9. Motion by Chie, 2nd Keefe, to adjourn meeting at 6:48 pm.

Respectfully submitted by:

Rita McMahon
Zoning Board of Appeals
Recording Secretary

Copies to: Minute Book, Public Minutes Binder, Webmaster, File ZBA-14-01