

**LEROY TOWNSHIP  
8156 4 Mile Road  
East Leroy, Michigan 49051**

**ZONING BOARD OF APPEALS MEETING MINUTES  
June 25, 2019**

**CALL TO ORDER-**

The meeting was called to order by Chairperson Arbogast at 6:02pm.

**ROLL CALL-**

Members present included Travis Arbogast, Doug Chapman and Joe LaForge and Randy Lang (Alternate). No members were absent.

Others present: Township Supervisor Laveta Hardish, Zoning Administrator Rob Behnke and some (4) residents.

**APPROVAL OF MEETING MINUTES-**

A motion was made by Joe LaForge to approve the September 26, 2017 meeting minutes as presented, supported by Doug Chapman. Motion carried with unanimous approval.

**JARED DELL PUBLIC HEARING-**

Chairperson Arbogast called the Public Hearing to order at 6:04pm.

**Presentation:**

Mr. Dell explained that he wanted to construct an accessory building on his property at 2311 H Drive South within the front yard setback due to grading issues and cost associated with extending his driveway further onto the property. Mr. Dell's house is more than 500 feet from H Drive South but is located on a "flag lot" which includes another property owner, Mr. and Mrs. Vaughn, 2247 H Drive South, located in front of his property. Mr. Dell is seeking relief of approximately 80 feet from the 100 foot setback requirement.

**ZBA Member Questions/Comments:**

Joe LaForge stated that he did not see a problem with the request. It would not be an eyesore due to the set of pine trees that are lined along the property. Chairperson Arbogast questioned why the proposed accessory building could not moved back towards the side or behind the current in-ground pool. Mr. Dell indicated that due to the grade it would requirement additional dollars plus his septic was located in that area. Doug Chapman also questioned the need to build the proposed accessory building within 20 feet of the front property line.

**Public Questions/Comments:**

Mr. and Mrs. Vaughn indicated that they had no problem with Mr. Dell constructing an accessory building within his front yard setback because it was going to line-up with their accessory building located to the back of their property at 2247 H Drive South.

It was noted that the Leroy Township Office did not receive any phone calls or letters about the DELL variance request.

Chairperson Arbogast closed the Public Hearing at 6:17pm.

**NEW BUSINESS-**

A motion was made by Joe LaForge to approve the variance request with **a relief of 65 feet from the 100 foot setback requirement**, supported by Dough Chapman.

A Roll Call vote was taken on the motion:

LaForge- **YES**  
Chapman- **YES**  
Arbogast- **YES**

**Motion carried.**

**STEVE STERMER PUBLIC HEARING-**

Chairperson Arbogast called the Public Hearing to order at 6:30pm.

**Presentation:**

Mr. Stermer is requesting relief from the 25 foot front yard setback for the placement of a metal 12' x 12' shed on his property at 852 Graham Lake Terrace. It was explained that normally a lake property house has its front yard setback facing the lake, but in this case Mr. Stermer's front yard setback faces Graham Lake Terrace because the Leroy Township owns the property that actually borders the lake. Mr. Stermer further stated that the shed would be for the storage of motorcycles and his snow blower.

**ZBA Member Questions/Comments:**

There was a question about the 8' x 8' wooden shed located near the house. Mr. Stermer indicated that the shed was actually rotting and that the squirrels were chewing holes in it. He plans to remove the wooden shed. He also indicated that the proposed 12' x 12' metal shed would not fit into the location of the wooden shed. Doug Chapman commented that he liked what was being proposed.

**Public Questions/Comments:**

There were none.

It was noted that the Leroy Township Office did not receive any phone calls or letters about the STERMER variance request.

Chairperson Arbogast closed the Public Hearing at 6:45pm.

**NEW BUSINESS-**

A motion was made by Doug Chapman to approve the variance as request with **a relief of 23 feet from the 25 foot front yard setback**, supported by Joe LaForge.

A Roll Call was taken on the motion:

LaForge- **YES**

Chapman- **YES**

Arbogast- **YES**

**Motion carried.**

**ZBA MEMBER COMMENTS-**

Randy Lang was welcomed to the ZBA as the Alternate Member.

**ADJOURNMENT-**

A motion was made by Joe LaForge to adjourn the meeting at 6:47pm, supported by Doug Chapman. Motion carried with unanimous support. Meeting adjourned.

Respectfully submitted,

ROB BEHNKE  
Acting Secretary