

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

**ZONING BOARD OF APPEALS MEETING MINUTES
October 13, 2020**

CALL TO ORDER-

The meeting was called to order by Acting Chairperson Belote at 6:05pm.

ROLL CALL-

Members present included Randy Lang and Ben Belote (for Mike VanHouten). Members excused included Travis Arbogast and Mike VanHouten.

Others present: Supervisor Laveta Hardish, Zoning Administrator Rob Behnke and Mr. and Mrs. Wayne Hinton, Sr.

APPROVAL OF MEETING MINUTES-

A motion was made by Ben Belote to approve the August 26, 2020 meeting minutes as presented, supported by Randy Lang. **Motion carried with unanimous approval.**

VARGAS PUBLIC HEARING-

Acting Chairperson Belote called the Public Hearing to order at 6:06pm.

Presentation:

Zoning Administrator Behnke explained that Paul & Deb Vargas were on vacation and not able to attend the meeting. Mr. Vargas offered to call into the meeting if necessary. It was determined that it would not be necessary.

Paul & Deb Vargas own a vacant lot on H Drive S that met the zoning requirements to build on prior to the changes made by the Township Board on May 17, 2005. They are now seeking relief from the minimum lot size requirement, the minimum lot width requirement and the minimum front yard setback requirement so that the lot can become a 'buildable lot' for a residential dwelling.

BOARD MEMBER QUESTIONS/COMMENTS-

There were no board member questions or comments.

PUBLIC QUESTIONS/COMMENTS-

There were no public questions or comments. Zoning Administrator Behnke indicated that the Township Office did not receive any written comments, emails or telephone calls associated with this variance request.

CLOSURE OF PUBLIC HEARING:

Acting Chairperson Belote closed the Public Hearing at 6:09pm.

NEW BUSINESS-

A motion was made by Randy Lang to approve (3) variances for the VARGAS vacant lot. They include relief from the minimum lot size, the minimum lot width and relief from the front yard setback requirement (to be reduced to 60 feet from the ROW) as requested by Paul and Deb Vargas, as the relief does meet the requirements, as outlined under Article XXVI, Sec. 38-804 of the Leroy Township Zoning Ordinance for the granting of such variances, supported by Ben Belote. **Motion carried with unanimous approval.**

HINTON PUBLIC HEARING-

Acting Chairperson Belote called the Public Hearing to Order at 6:11pm.

Presentation:

Mr. Wayne Hinton, Sr. indicated that he was seeking (2) variances so that the vacant lot he owns at the corner of D Drive S and ½ Mile Road can be sold as a 'buildable lot'. This vacant lot was a buildable lot prior to zoning changes made by the Township Board on May 17, 2005. He needs relief from the minimum lot size and the front yard setback requirement.

ZBA MEMBER QUESTIONS/COMMENTS-

There were no questions or comments.

PUBLIC QUESTIONS/COMMENTS-

There were no public questions or comments. Zoning Administrator Behnke indicated that the Township Office did not receive any written comments, emails or telephone calls associated with this variance request.

CLOSURE OF PUBLIC HEARING:

Acting Chairperson Belote closed the Public Hearing at 6:13pm.

NEW BUSINESS-

A motion was made by Randy Lang to approve (2) variances for the HINTON vacant lot. They include relief from the minimum lot size and relief from the front yard setback requirement (to be reduced to 60 feet from the ROW) as requested by Mr. Wayne Hinton, Sr., as the relief does meet the requirements, as outlined under Article XXVI, Sec. 38-804 of the Leroy Township Zoning Ordinance for the granting of such variances, supported by Ben Belote. **Motion carried with unanimous approval.**

ANNOUNCEMENTS BY THE CHAIR-

None.

ADJOURNMENT-

A motion was made by Randy Lang to adjourn the meeting at 6:16pm, supported by Ben Belote. **Motion carried with unanimous support.** Meeting adjourned.

Respectfully submitted,

ROB BEHNKE
Acting Secretary

