

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

**ZONING BOARD OF APPEALS MEETING MINUTES
April 8, 2021**

CALL TO ORDER-

The meeting was called to order by Chairperson Arbogast at 6:01pm.

ROLL CALL-

Members present: Travis Arbogast, Randy Lang, Mike VanHouten and Ben Belote.

Others present: Zoning Administrator Rob Behnke, Allen & Alexis Case, James Case and Cliff Case.

APPROVAL OF MEETING MINUTES-

A motion was made by Mike VanHouten to approve the January 26, 2021 meeting minutes as presented, supported by Randy Lang. **Motion carried with unanimous approval.**

BELOTE PUBLIC HEARING-

Chairperson Arbogast called the Public Hearing to order at 6:02pm.

Presentation:

Allen & Alexi Case, 902 K Drive South, are seeking relief from the Agricultural zoning requirements associated with lot size, lot width and front yard setback. Mr. and Mrs. Case would like to demolish current garage, construct a new garage with an addition to the back of the garage. Their current lot size is 1 acre, their current lot width is 200 feet and the current front yard setback is approximately 45 feet.

Zoning Administrator Rob Behnke explained that in order for the Cases' to construct a new garage and addition to the back of garage (construction that is beyond the original footprint of their non-conforming lot) they would need

(3) variances granting them relief from the minimum lot size, minimum lot width and minimum front yard setback from road right of way.

BOARD MEMBER QUESTIONS/COMMENTS-

Members did not see any reason to reject the request. Again, the parcel was a conforming lot prior to the change made by the Township Board back in 2005 (increasing the lot size, the lot width and front yard setback for agriculturally zoned parcels).

PUBLIC QUESTIONS/COMMENTS-

Zoning Administrator Rob Behnke indicated that a letter was received by Leroy Township from Jamie Grenfell, 910 K Drive South, supporting the granting of the requested variances. This was the only communication received by the Township Office.

Mr. James Case, 6372 ½ Mile Road, indicated his support for granting of the requested variance. This property is behind 902 K Drive South.

CLOSURE OF PUBLIC HEARING:

Vice Chair VanHouten closed the Public Hearing at 6:15pm.

NEW BUSINESS-

A motion was made by Mike VanHouten to approve the CASE variance requests for relief from lot size (1 acre instead of the required 3 acres), lot width (200 feet instead of the required 300 feet) and from the front yard setback (45 feet instead of the required 100 feet) as the variances do 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 Randy Lang.

ROLL CALL VOTE:

Arbogast- YES
Lang- YES
VanHouten- YES

Variances GRANTED.

ZBA MEMBER QUESTIONS/COMMENTS-

There were no board member questions or comments.

PUBLIC QUESTIONS/COMMENTS-

There were no public questions/comments.

ADJOURNMENT-

A motion was made by Travis Arbogast to adjourn the meeting at 6:20pm, supported by Randy Lang. **Motion carried with unanimous support.**

Meeting adjourned.

Respectfully submitted,

ROB BEHNKE
Zoning Secretary