

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

**ZONING BOARD OF APPEALS MEETING MINUTES
January 26, 2021**

CALL TO ORDER (via ZOOM Meeting)

The meeting was called to order by Vice Chair VanHouten at 6:03pm.

ROLL CALL-

Members present (via ZOOM) included Randy Lang, Mike VanHouten, Ben Belote and Travis Arbogast (joined meeting at 6:08pm)

Others present (via ZOOM): Supervisor Laveta Hardish, Zoning Administrator Rob Behnke, Patrice Larson and Jennifer Isaac.

APPROVAL OF MEETING MINUTES-

A motion was made by Ben Belote to approve the December 17, 2020 meeting minutes as presented, supported by Randy Lang. **Motion carried with unanimous approval.**

BELOTE PUBLIC HEARING-

Vice-Chair VanHouten called the Public Hearing to order at 6:04pm.

Presentation:

Patrice Larson, 8422 Division Drive, is seeking relief from the Agricultural zoning requirements associated with lot size, lot width and front yard setback. Ms. Larson purchased a vacant parcel on 3 ½ Mile Road that did, at one time, had a residential dwelling on it (the home was demolished after it caught on fire). Ms. Larson would like to build a new home on the property for herself. The parcel is only (2) acres in size with a lot width of 200 feet. She was not aware of the zoning requirements when she purchased the parcel. Ms. Larson currently resides at 8422 Division Drive and she would like to downsize to a ranch style home with a walk-out basement. She is not exactly sure where she is going to place the proposed new home on the parcel. She would like to use the previous driveway.

BOARD MEMBER QUESTIONS/COMMENTS-

Randy Lang expressed his concern about granting the variances as requested. There was discussion about the previous variances that have been granted on parcels that were less than 3 acres prior to the changes made in 2005 by the Township Board.

Travis Arbogast discussed the difference between the existing lots and the creation of new lots. Since this parcel was 2 acres prior to the changes made in 2005, it would only seem fair to grant the variances.

Ben Belote also felt that the variances should be granted so that the property could be improved. He would rather see a new home on the property was opposed to an overgrown vacant lot.

PUBLIC QUESTIONS/COMMENTS-

Jennifer Isaac, 6952 3 ½ Mile Road, expressed her opposition to the variances. She wanted to see where the house would be located on the property and would Ms. Larson use the previous septic and well. Ms. Isaac indicated that she lives to the north of Ms. Larson's property.

Ms. Larson discussed where she would like to place the proposed new house on the property but she needed to speak with her builder first. She also stated that she wanted to build a home that was more or less 1500 square feet.

There was additional discussion about permitting requirements associated with constructing a new home.

Zoning Administrator Behnke indicated that the Township Office did not receive any telephone calls or letters with regard to this public hearing.

CLOSURE OF PUBLIC HEARING:

Vice Chair VanHouten closed the Public Hearing at 6:25pm.

NEW BUSINESS-

A motion was made by Travis Arbogast to approve the LARSON variance request for relief from lot size (2 acres instead of the required 3 acres), lot width (200 feet instead of the required 300 feet) and from the front yard setback (60 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 Mike VanHouten.

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 6:27pm, supported by Randy Lang. **Motion carried with unanimous support.**
Meeting adjourned.

Respectfully submitted,

ROB BEHNKE
Zoning Secretary