

**Leighton Township  
Zoning Board of Appeals  
Minutes**

**Date:** July 29, 2008

**Members Present:** Dave Wright, John Hooker, David Gould, Roger Alderink

**Members Absent:** Mary Jane Merren, Bob Skinner

**Others Present:** Shari Harmon, Recording Secretary; and 4 interested persons

**Art. 1** Chairman Wright called the meeting to order at 7:30 p.m.

**Art .2 Minutes**

Minutes of the June 19, 2008 meeting were approved as presented.

**Art .3 Public Comments** – None

**Art. 4 Inquiry of Conflict of Interest** –None

**Art. 5 Altra Products Variance Request – Parcel# 0313-215-001-00**

Secretary, David Gould read the official Notice as it was published. Relief is being sought from Section 11.04(c), of the Leighton Township Zoning Ordinance. Said Sections relate to rear yard setbacks.

Gerrit Post presented his opening statement to the Board.

Chairman Wright opened the public hearing at 7:40 pm.

Chairman Wright gave the Board the background information from the Planning Commission Meeting on July 9, 2008. Mr. Post would like to expand an existing building by 84 ft, located at 4799 S. Division, Wayland MI 49348. The expansion would result in a rear yard setback of 36 ft, instead of the required 50 ft.

Public Hearing was closed at 7:45 pm.

Chairman Wright read a letter from Gary Jones, of Jones Manufacturing, stating that he is located next door to Mr. Post's building and he would be glad to see the addition.

Discussion returned to the Board. This request is a unique situation. Altra Products ingress and egress is located off Division Avenue, instead of Electric Avenue, which is where the other businesses driveways are located. This would not set a precedent, since no other parcels have this situation.

Mr. Post's building was built before Leighton Industrial Park was developed and also before the Leighton Township Zoning Requirements were in place.

Mr. Post also owns another parcel to the South and it was suggested that these two parcels could be combined. But this would destroy a valuable piece of property and the Board didn't see any reason to go further with this suggestion.

With regard to the stipulation of the dumpster, from the Planning Commission Meeting, Mr. Post stated that a new dumpster has been purchased and it will be located inside the building.

Motion by Alderink, supported by Hooker to approve the Variance per the Site Plan Drawing, dated June 11, 2008, with the 36 ft rear yard setback, which is 14 ft less than zoning requirements, with the following condition:

1. "Wall Pack" site lighting will be attached to the addition in a manner similar to the existing lighting. The new lighting should be full cut off and focused downward to avoid light trespass.

**Roll call vote:** Aye: Alderink, Hooker, Gould, Wright  
Nay: None  
Absent: Merren, Skinner

**All Ayes/ Motion Carried**

**Art. 6 Unfinished Business –**

Discussion ensued with the Board about the By-Laws for the ZBA. Chairman Wright handed out a copy of Michigan State University Extension Sample Zoning Board of Appeals Rules of Procedure. He asked the Board to look over the information and discussion would continue at the next meeting. Tabled for next meeting.

**Art. 7 Public Comments – None**

**Art. 8 Board Member Comments- None**

Meeting adjourned at 8:09 pm.

Respectfully submitted,  
Shari Harmon, Recording Secretary