

LEIGHTON TOWNSHIP
Zoning Board of Appeals Minutes

Date: March 25, 2019

Members Present: Ron Schrottenboer, Dave Gould, Steve Shoemaker, Jon Roodvoets, Rod Alderink

Members Absent: Bob Skinner (with notice)

Others Present: Lori Castello (PCI) and interested residents

Art. 1 Chairman Schrottenboer called the meeting to order at 7:00 p.m.

Art. 2 Agenda—The Agenda was approved as submitted.

Art. 3 Minutes--Minutes from the September 19, 2018 meeting were approved.

Art. 4 Public Comments – none

Art. 5 Inquiry of Conflict of Interest – none

Art. 6 Variance Requests

a. Deb Battjes 0313-140-021-00

Secretary Gould read the Notice as published.

A request from Deb Battjes for relief from Section 7.B.05 to divide an existing parcel, creating two parcels smaller than 12,000 square feet in area and with less than 85 feet of road frontage. The property is described as PP#03-13-140-021-00 also know as 4610 Hilltop Dr.

D. Mark Hoffman presented his case before the board. He does not want to rent out the houses any longer and felt it would be best for everyone if the land was available for others to buy including one of the residents who has been there for 27 years.

Chairman, Schrottenboer opened the public hearing at 7:08 pm.

Marlene Plummer, 4602 E. Shore Dr., wanted to know what would happen to the property.

Lori Castello explained what the applicant was seeking and said anything going forward would have to meet all zoning standards.

Mike Fulton, 4624 Hilltop Dr., asked what the lot sizes would be if they were split. Ms.

Castello answered with approximate sizes. Mr. Fulton also asked if this had been brought to the board in the past. Yes, five years ago.

Mac Bouchelle, 4614 Hilltop Dr., stated that he lives and rents one of the houses on the property. He said that he has put a lot of work and care into the house and outside area. He has lived there for 27 years. He would like to stay, have a change to buy the property and call it his home.

Steve Shoemaker asked Mr. Bouchelle about the dwellings. The board looked at the maps and talked about the property and families that live there. It was established that one of the houses was no longer used as a duplex. Ms. Castello stated that because it has not been used as a duplex for the last 24 months that it was now a single-family dwelling. Because it was a lawful non-conforming use permit that no longer applied, it would not be reestablished. Nick Suwyn asked about the lot lines and stated that he had no problem with the property being split. Public Hearing was closed at 7:35

Board Discussion: Dave Gould asked about the docks related to the properties. It was discussed and concluded that one dock would stay with each property. Rod Alderink asked about well and sewer. Dave Gould wanted to talk about the previous application that was denied and what had changed in that the last five years. Ms. Castello talked about what had changed in the area and presented the pros and cons. Jon Roodvoets said he wasn't opposed to the variance. Dave Gould stated that the lake area was combining parcels to have larger ones and not going smaller. He didn't want to encourage going smaller. He stated that the focus should be on the land and the future of it. Mr. Shoemaker also asked if the board

approved the variance, could the property be combined back into one lot. The Board went over the five standards of Section 26.09 to see if they were all met. The Board and Ms. Castello further discussed the variance request.

Motion by Shoemaker, supported by Roodvoets to approve the variance.

Roll Call Vote: Aye – Roodvoets, Shoemaker, Alderink, Schrotenboer
Nay – Gould, **Motion Carried**

Art. 7 New Business –

Election of Officers--

Motion by Shoemaker, supported by Roodvoets to elect Ron Schrotenboer as Chairman, Steve Shoemaker as Vice-Chairman, and Dave Gould as Secretary. All Ayes.

Approval of 2018 Index – All ayes to approve the 2018 index

Art. 8 Public Comments – None

Art. 9 Board Member Comments – The Board discussed looking for another alternate for the ZBA.

Moved and supported to adjourn at 8:20 pm.

Respectfully submitted,
Diana Smith, Recording Secretary

Leighton Township