

**LEIGHTON TOWNSHIP**  
**Zoning Board of Appeals Minutes**

**Date:** November 20, 2019

**Members Present:** Ron Schrottenboer, Dave Gould, Steve Shoemaker, Bob Skinner, Rod Alderink

**Members Absent:** Jonathon Roodvoets (with notice)

**Others Present:** Kirk Sharphorn Jr. (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 March 25, 2019 meeting were approved.

**Art. 4 Public Comments** – none

**Art. 5 Inquiry of Conflict of Interest** – none

**Art. 6 Variance Requests**

**a. Steve McNeal**

Secretary Gould read the Notice as published.

A request from Steve McNeal for relief from Section 7.B.05.a to construct a dwelling not closer than (10) feet from the Road Right of Way. The property is described as PP#03-13-140-012-00 also known as 4611 Hilltop Dr.

Steve McNeal introduced himself and supplied a brief background. He stated that he would like to build a house on the property at 4611 Hilltop Dr. and what that would look like. Mr. McNeal talked about his answers on his Variance application. The board had several questions about dimensions and height of the new building. Parking was also discussed. Chairman Schrottenboer asked Kirk Sharphorn his opinion. Mr. Sharphorn said he had been out to the property. He stated that without the variance the property was pretty much useless. He spoke about it being on a corner lot but thought the proposed house would fit in with the surrounding area. Mr. Sharphorn explained to the room what was going to happen if the variance was passed.

Chairman, Schrottenboer opened the public hearing at 7:10 pm.

Steve Koop, 4578 Hilltop Ct., just moved in and was concerned about his view and still wanted to be able to see the lake. He also wanted to know dimensions and height of the new house.

Ben Stockinger, 4576 Hilltop Ct., was also concerned about his view of the lake. He talked about how busy it was there and the number of kids coming through that area. He questioned if the variance applied to Hilltop Ct. and Hilltop Dr., seeing the property is on a corner.

Mac Bouchelle, 4614 Hilltop Dr, was concerned about how narrow the road is at that corner and how busy it is with children. He wanted to know how parking would be worked out.

Mr. Koop again wanted to know more about dimensions and height of the house.

Chairman Schrottenboer closed the public hearing at 7:35.

The Board along with Zoning Administrator Kirk Scharphorn Jr. reviewed the request. Chairman Schrottenboer explains what the Board is there for and reminds everyone that the Zoning Board of Appeals can not change any Ordinances already in place. Steve Shoemaker asked about pavement lines and property lines. Steve McNeal explained how the roof line/height is determined. He also talked about how much fill would be needed and that he was going to talk to the neighbors about old fences and trees on the property that need to be removed. Dave Gould asked about the level of the garage floor. Mr. Shoemaker asked about vertical height. Mr. Sharphorn and Chairman Schrottenboer reminded the board that they were only there to address the applicant's request. Mr. Scharphorn gave the

Board a summary of what the Ordinance allows for that area and that he didn't have a problem with the request and thought it fit in with the Lake District. Mr. Schrotenboer then directed the Board to go through the five standards in Section 26.09. The Board concluded that all five standards had been met.

**Motion** by Shoemaker and supported by Gould to approve the Petitioner's request for a variance with the stipulation that the building setback from Hilltop Dr. be not less than 10.00 feet to the deck as shown in the plan presented, and no less than 16.00 feet as shown to the building foundation. In addition, the setback from Hilltop Ct. be not less than 10.03 feet as shown in the plan.

**Roll Call Vote:** Aye – Gould, Skinner, Shoemaker, Alderink, Schrotenboer  
Nay – None, **Motion Carried**

**Art. 7 New Business -- None**

**Art. 8 Public Comments – None**

**Art. 9 Board Member Comments -- None**

Moved by Gould and supported by Skinner to adjourn at 8:08 pm.

Respectfully submitted,  
Diana Smith, Recording Secretary

Leighton Township