

A legally advertised meeting was called to order in the Denton Township Hall by Chairman Lloyd Bonzo at 9:38 a.m.

Board Members Present: Chairman Lloyd Bonzo, Gail Kukuk, Lynn Baese, Kent Straub and Morry McLain.

Board Members Absent: None.

Others Present: Larry & Joyce Golden, Dixie Rader and Zoning Administrator/Acting Secretary Aleisha Hepfer.

Motion by Kukuk supported by Baese to approve the minutes of the last Zoning Board of Appeals meeting held March 10, 2017.

Ayes 5 Nays 0 Motion Carried.

Chairman Bonzo read the following guidelines to be followed:

The Zoning Administrator will give the staff presentation.

The applicant or his agent will state his case fully and furnish the Zoning Board of Appeals with pertinent information concerning this request.

Following the presentation by the applicant, comments from the audience will be accepted under the following guidelines:

1. All statements or questions from the floor must be directed through the Chairperson.
2. Presentations from the floor will be limited to 5 minutes or less.
3. Each person making a statement will be asked to state their name and address.
4. The Zoning Board reserves the right to question any speaker.
5. Be as brief and factual as possible.
6. Please refrain from repeating what has been said before and please do not involve personalities.
7. Those in favor of the request will be heard first.
8. Those opposing the request will be heard last.

At the conclusion of the floor presentations, the chairperson will close the meeting to the public, and the Zoning Board will deliberate the matter and arrive at a decision at today's meeting. (Copies of these rules are available on the table).

Case #2017-002ZBA.

Larry & Joyce Golden requested a special use variance to construct a 30'x 40' addition to the existing detached garage, located at 3720 Old Pine Trail, Prudenville (72-003-024-005-0031).

Zoning Administrator Hepfer informed the Board that the property is zoned General Residential. It adjoins Forest Rural and has acreage similar to Forest Rural. The request appears to meet all requirements except size. Currently they have a large detached garage (1500 sq. ft.) with an attached lean-to that is being enclosed (360 sq. ft. by permit 17-0013). They also have a detached shed (288 sq. ft.). These are permitted structures. There are two canvas tent sheds on the property that have to be removed regardless of this decision, as they are nonconforming. Removal is listed on permit 17-0013. They would like to add the addition to the rear of the large detached garage and out of view from the road. The property has enough room to support the addition. They would also like to request that they be allowed to side and roof the addition with metal siding to match the colors of the home as the colors in vinyl are not available.

Mr. Golden presented his case. He provided photos of the valuable items they want to protect and why they need storage. He stated they did not know that canvas tents had been illegal and they are working to correct that violation. He stated he would like a large door at the rear so he can drive through. No windows wanted. He added he has plenty of acreage and they reside on a private dirt road. They would like to have the new addition be of metal sides and roof, as they plan to replace the roof on the home with metal when the time comes. He stated if they removed the shed, could they have a free-standing garage instead of an attached one? This will be discussed later in the meeting.

Chairman Bonzo asked for comments from the floor for or against the request. There were none.

The meeting closed to the floor at 10:04 a.m.

Chairman Bonzo asked for comments from the Board.

McLain stated the vinyl may be available to match the existing home. He stated he has no issue with the request because there is acreage available and the sight line from the road is not an issue. He suggested a lean-to, but Mr. Golden stated that would not work. He also suggested they go with a loft for additional above storage.

Straub agreed with McLain that the color of vinyl siding could be found. He feels the zoning on this type of parcel should be changed because it is more similar to Forest Rural than General Residential. He thought the loft idea for storage is a good idea.

Kukuk stated the total buildings and square footage is at the maximum already. She would like to see a compromise, possibly downsizing the addition and removing existing shed.

Baese stated it is a beautiful plan, but he feels that more storage may mean they need "less stuff." They are already at the maximum square footage for accessory buildings. A 30'x 40' addition is more than he is comfortable with allowing. He stated he is in favor of removing the existing shed. If they went with a 24'x 30' addition instead, and removed the 12'x 24' shed, he would gain more utilizable space that way and would still keep it uniform. He also stated he would like to see T1-11 and shingled roof.

Mrs. Golden stated that in her opinion, the loft idea would not work for what they need the storage for.

Chairman Bonzo stated he is not in favor of the request because he feels this request would be in excess of our Zoning Ordinance. He stated that the Zoning Ordinance is in the process of being reviewed for revisions at this time. At this time, the hardship created is not acceptable under variance terms so he is not in favor of the addition as request. Discussion followed.

Motion by Straub supported by Kukuk to deny the request of Larry & Joyce Golden for a special use variance to construct a 30'x 40' addition to the existing detached garage, located at 3720 Old Pine Trail, Prudenville (72-003-024-005-0031) as requested.

Ayes 4 Nays 1 Motion Carried.

Discussion followed on alternative plans. Mr. Golden suggested one of three ideas he had:

- 1st choice: 24'x 30' addition
- 2nd choice: 28'x 30' addition
- 3rd choice: 24'x 24' addition

He would like the height of the new addition to be same as existing garage or to home roofline, and he would like to keep the existing shed.

McLain stated he would be in favor of the 24'x 30' addition and does not feel that would be an excessive variance in this case.

Straub stated he feels the 24'x 30' is still excessive and would prefer the 24'x 24' addition. He also suggested that they could reverse tie into the garage and still gain some above storage.

Baese stated he would not be in favor of the existing shed staying if the 24'x 30' addition is allowed. He would consider allowing the shed to stay if they went to the 24'x 24' addition.

Kukuk stated she would like to see the zoning changes come to fruition soon. In this case, if a 24'x 30' is approved, she feels the existing shed should be removed. She is unsure on letting the shed remain even with the 24'x 24' option.

Chairman Bonzo stated he still feels it is excessive. He feels if they removed the shed, the 40'x 30' would have been okay. Since they would like to keep the shed, he would be more in favor of the 24'x 24' option. Discussion followed.

Motion by Baese supported by Straub to deny the revised option of a 24'x 30' addition to the existing detached garage.

Ayes 5 Nays 0 Motion Carried.

Discussion followed on the 24'x 24' addition option.

McLain stated he would be in favor of this option. It is more positive for all involved and the community.

Straub stated he would be in favor of this option provided the exterior matched the existing exterior.

Baese stated he still feels it is excessive, but he would be more in favor of this option with the T-1-11 & shingled roof to match the existing home and shed.

Kukuk stated she would be in favor of this option, but if this option is not acceptable to the Golden's, they could hold off on the addition in hopes of that zoning changes will be made concerning acreage/square footage/etc., although there is no guarantee that this type of change would be made.

Bonzo stated this option feels more acceptable, and each decision is based on a case-by-case basis, and feels it will not set precedence.

After discussion,

Motion by Baese supported by Straub to approve the revised option of a 24'x 24' (576 sq. ft.) addition, allowing the existing shed to remain, with the following stipulations:

- No further permits allowed for additional structures on the property without removal of an existing structure.
- Must be sided and shingled to match existing home and shed.

Ayes 5 Nays 0 Motion Carried.

Review ZBA Rules and Past Cases.

Discussion on whether the shed was removed upon completion of garage for Rick Rowley of Extreme Landscaping in Lake James.

There being no further business,
The meeting adjourned at 10:27 a.m.

Respectfully submitted,

Aleisha Hepfer, Acting Secretary