

LARKIN TOWNSHIP  
ZONING BOARD OF APPEALS  
MINUTES

Chairman Greg Hermans called the meeting to order at 6:00 p.m. March 5, 2009.

Board members in attendance: Duane Bremer, Greg Hermans, Kay Rinas and Dan Wolf  
Board members absent: Dave Schneider and Jerry Schultz

Also in attendance: James Owen, Cheryl Owen and Carl Crewes.

The hearing was requested by James Owen to consider his request for a variance to construct a garage in front of his existing house. The variance is requested for property located at 2479 Deer Valley Dr, Midland, MI.

Property Description: Lot 158 Woodland Estates No. 5, T15N, R2E.

Persons speaking in favor of variance:

Jim Owens explained that his existing well and septic field located north and west of the house respectively, would interfere with constructing the storage garage behind the front of the house. Also extending the existing garage would not be very architecturally attractive. He has contacted the Midland County Drain Commissioner and obtained a License and Agreement from the Drain Commissioner to construct the proposed garage partially within the drain ROW, see attached. Mr. Owen also presented a Soil Erosion (SESC) permit and a signed list of neighbors signifying "no objection" to his zoning variance, see attachments.

Persons speaking against the variance:

None

Meeting closed to public comment.

Mr. Owen was advised to check his property deed; reportedly he may need to get the Developer's approval before constructing the detached garage.

Moved by Duane Bremer, to grant the variance with understanding that the exterior construction will match existing home, based on the following;

- 1) The property cannot be used in conformance with the ordinance without the requested variance.
- 2) Problems the owner or requesting party(ies) face were created by circumstances unique to the property and not to surrounding parcels.
- 3) That granting a variance would not alter the essential character of the area.

- 4) A variance would not injure or damage neighboring properties, resulting in hazards from fire, flood, lights, traffic congestion, etc. It would not impede accessibility of fire and other emergency vehicles.

Motion was seconded by Greg Hermans.

Vote:

|              |     |
|--------------|-----|
| Duane Bremer | Yes |
| Greg Hermans | Yes |
| Kay Rinas    | No  |
| Dan Wolf     | Yes |

Request approved: 3-yes, 1-no

Public hearing closed at 6:29 PM

Other business:

Dan Wolf was appointed secretary.

The minutes will be approved when the ZBA meets to review the next request, expected shortly.

Meeting adjourned 6:31 PM.

Respectfully submitted,

Daniel Wolf  
Secretary  
Larkin Township Zoning Board of Appeals