

Grass Lake Charter Township
Zoning Board of Appeals
Approved Minutes
November 11, 2021

Meeting called to order officially at 7:03 pm by Payne, partial Zoom/ partial in person meeting, due to social distancing mandates. No attendants on Zoom.

Roll Call - Members Present:

Payne : present
Seaburg: present
Hart: present
McClanahan: present
Cuddie: absent
Golding (alternate): present

Public present:

Zoning Administrator: Doug Lammers
Zoom Host: John Lesinski
Rob Alldaffer, M-R Builders

Pledge of Allegiance

Approval of agenda

Motion: Hart
Second: Waskiewicz

Approval of minutes from August 12th, 2021 meeting

Motion: Payne
Second: Hart

Public Hearing for variance request, Case #: 21-10-0007 requested by Garrick & Valerie Rochow at 95 Highland Dr., Jackson, MI. 49201.

Rob with M-R Builders: We are going to tear down the east half of the existing house. Which is existing non-conforming by quite a ways. We are going to build that east side back by 4' narrower than whats existing and bring it up towards the road for a formal entryway/ foyer area and a two car garage. We meet setbacks on the front. We meet setbacks on the west side. We meet setbacks on the lake side. In total, I think we need 6 feet for the deck steps on the east side and about 2 ft of the house. Depending on where you are at, 1-2 feet as you work towards the lake. We are trying to improve that non-conformity but we will still be a little bit over the line. Just trying to get that couple of feet approved. That is from the alley line to the house, that does not include the alley space.

Payne: When you say “over the line” you don’t mean the property line.

Rob: Setback line. Yes. Setback line. I apologize

Lammers: So the house does go over the setback line or the aggregate of both sides?

Rob: Its the aggregate of both sides. So we are not moving the west side of the house. It’s at 12 ft. If we could pick that side of the house up and move it over 2 feet, we would be in good shape except for the deck steps. But yes, with the total of 25’ minimum of 10’, we have the existing side at 12 so we would need 13’ on the other side. We are at 11’ for the house at the greatest point and we still have the deck steps that stick out towards the lake side.

Payne: How close are you to the line for the alley?

Rob: 11 Feet

Payne: Counting the steps?

Rob: Not counting the steps. Counting the steps, 7 feet.

Lammers: So the house will be 11 feet and the deck will be 7 feet.

Payne: Oh, ok, that new house is 11 feet from the alley line.

Rob: Correct.

Payne: I gotcha. Ok.

Lammers: So it’s past the minimum of 10’ but it doesn’t meet the aggregate of 25’. Its a minor request but still Rob knew that this was something that the variance spoke to so they came in and applied.

Payne: Is that the only variance on this? That’s the only one requested, correct?

Rob: Correct

Lammers: The only variance is the aggregate of the 25’ on the east side and the less than 13’ and the deck being 7’ off the property line.

Payne: Anyone got any questions?

Golding: So the new corner of the new addition will be how far from the property line?

Rob: 11 feet

Lammers: There's a, on his construction drawing there's a drawing of the existing house and then of the new plot plan here. Rob you might be able to point it out for everybody.

ZBA gathers around drawing to view plans

Rob: This is the existing, so you've got all of this that's. This dotted line here is your setback line. (Points to another drawing where it appears in red.) Right here, it's in red so it's a little easier to see. We are actually about 12' here, 11' down here just because of the lay of the house. Then you have this 4 x 4 landing that sticks out on the steps so that's our 7' there.

_____: So actually it's going to be better.

Rob: Yes, we are improving it. I like to say we are decreasing the non-conformity, but then again we are also taking it out towards the road. So we are not but we are increasing the distances between houses.

Payne: How far are you from the road?

Rob: About 40' all together

Payne: To the garage

Rob: To the front of the garage. We have quite a bit of room. It's really, for Highland Dr., it's a great lot.

Lammers: Everybody is jealous of that lot. (laughing)

Rob: We meet setbacks on the lakeside. We meet setbacks on the roadside and we meet the setbacks here but we are only 12' here. And if we could pick this part of the house up and move it over 2 feet we would be good, except for the deck stairs. It's one of those that we tried to put it all on one side and ask for one variance on one side of the house instead of trying to...

Lammers: For Highland Dr., we've seen a lot of variances. This is a relatively minor request.

Rob: I've asked for a whole lot worse. (Joking)

Golding: I drove out there yesterday. You've already started doing work?

Rob: We demoed the interior of the existing side that's going to remain and we had the excavator come in there because there was about a 3' drop from the yard to the door level of the house. We wanted to be about to back trailers in there to move that stuff. So yeah, we went ahead and excavated some of that stuff. We weren't going any further until we had this meeting and knew what we were going to do.

Payne: Anybody have any other questions?

Close of public hearing. No public comments.

New business which is this case.

Proposal made by Payne to accept variance request.

Lammers: Provides some background information on 18-4 Reason for Decision

Hart: Suggests we use A subset 3.

Payne: Wouldn't it be all of them?

Lammers: More hooks to hang your hat on. More points that apply means there is more support.

Hart makes Motion: Move to approve the Rochow's variance as requested in accordance with Article 18 - Section -18.04. D 1. a i-iv, b, c, d, and e. request, as presented on November 11, 2021. Second by Payne.

Payne: yes

Hart: yes

Waskiewicz: yes

Cuddie: not present

McClanahan: yes

Golding: yes

Reason: Article 18 - Section -18.04. D 1. a i-iv, b, c, d, and e

Old Business: NONE

Public Comment: NONE

Adjournment: 7:24 p.m.

Respectively submitted, Katelyn McClanahan