

**Chair**  
Christopher LaGrand  
**Vice-Chair**  
Steve Gobbo  
**Secretary**  
Robert Reese, III  
**Board Members**  
Steve Musselman, Trustee  
Donald Riel  
Andrew Richards  
Dale Glynn



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**Community Development Director**  
Richard M. Trent

**Township Planner**  
Jim N. Foulds

**Recording Secretary**  
Linda K. Parkinson

**ZONING BOARD OF APPEALS MEETING MINUTES  
WEDNESDAY, APRIL 21, 2010  
7:00 P.M.**

The regularly scheduled meeting of the DeWitt Charter Township Board of Appeals meeting was called to order at 7:00 p.m. by Vice Chairman Gobbo.

The Pledge of Allegiance to the Flag was said by those present.

ROLL CALL by Vice Chairman Gobbo.

**MEMBERS PRESENT:** Steve Gobbo, Donald Riel, Dale Glynn, Andrew Richards, Trustee Musselman, Christopher LaGrand (Arrived after roll call at approximately 7:15 p.m.).

**MEMBERS ABSENT:** Robert Reese, III

**APPROVAL OF AGENDA:** Glynn moved to approve the Agenda as presented. Supported. **MOTION CARRIED.**

**APPROVAL OF MINUTES:** Musselman moved to approve the minutes of the October 21, 2009 regular meeting as printed. Supported. **MOTION CARRIED.**

**CORRESPONDENCE:** None.

**PUBLIC COMMENTS:** Scott Daggett, 15722 N. Turner Road, Lansing, MI 48906, expressed concern with the condition of a property located at 15812 Turner Road. He advised that the house is vacant and has a lot of junk in the yard.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

- I. PUBLIC HEARING - Appeal 10-770001 – From Scott Daggett,** requesting a variance of 2.5 feet to the required 8 foot side yard setback requirement listed for the R5 (Residential Single and Two Family) zoning district in Section 5.18.1, Schedule of Regulations, of the Zoning Ordinance to allow the applicant to construct a 14 ft. by 32 ft. attached garage that would be 5.5 feet from the side property line. The applicant is also requesting a variance of 500 sq. ft. to the 1,600 sq. ft. maximum allowed accessory space for the R5 (Residential Single and Two Family) zoning district to allow the construction of an 18 ft. by 30 ft. (540 sq. ft.) roof structure on an existing accessory structure. The site is located at 15722 Turner Road, Lansing, MI 48906, on the west side of Turner Road, south of Stoll Road, north of State Road, Lots 15 and 16 of Hacker Acres Subdivision, in the southwest ¼ of Section 28 of DeWitt Charter Township.

A. Open Public Hearing. **Musselman moved to open the Public Hearing opened at 7:05 p.m. Supported. MOTION CARRIED.**

B. Administrative Comments/Applicant/Public Comments.

Township Planner Jim Foulds briefly reviewed staff's report dated April 15, 2010 advising the nature of the two (2) requested variances (see above). The requested side yard setback variance was previously approved. However, the one year duration of the approval has expired.

Foulds pointed out that although the sketch included in the application indicates a 14 ft. by 32 ft. attached garage, the applicant is actually requesting to construct a 14 ft. by 24 ft. attached garage.

There were no questions for staff.

Vice Chairman Gobbo invited the applicant to speak.

Scott Daggett, applicant, 15722 Turner Road, Lansing, MI 48906, stated that the reason the project was not started at the time of the original variance was granted was due to finances. The reason for the position of the proposed attached garage is due to the lot configuration and the layout of the interior of the house. Also, there is an existing concrete pad on the north side of the house where they currently park.

Glynn questioned the size of the site and why the applicant intends to leave the proposed roof structure open.

Daggett advised the Board Members that his property is four (4) acres in size. The reason for leaving the roof structure open is because he basically needs a place to park his truck or recreational vehicles.

Musselman questioned if the applicant had discussed his variance request with the neighbors to the north of his property.

Daggett stated that he had a discussion with the neighbors to the north of his property at the time that he applied for the previously approved variance. They indicated that they had no concerns.

Musselman questioned if there had been any questions or comments from surrounding property owners since the packets were mailed out.

Foulds advised the Board Members that no concerns have been expressed by surrounding property owners. One neighbor stopped into the Township offices and stated he was in favor of approving the request. Foulds further noted that the north lot line of the property is angled in such a way that only a small portion (northeast corner) of the proposed garage would encroach into the side yard setback.

Chairman LaGrand arrived and Vice Chairman Gobbo briefly brought him up to date on all previous discussion.

Vice Chairman Gobbo called for public comment.

Jeff Ovenhouse, 909 Herbison Road, DeWitt, MI 48820, stated he owns property at 15715 Turner Road, Lansing, MI 48906 and he was present to observe how a Zoning Board of Appeals meeting is conducted.

- C. Close Public Hearing. **Hearing no further questions or comments, Chairman LaGrand declared the Public Hearing closed at 7:20 p.m.**
- D. Discussion and possible action by Board of Appeals.

**Glynn moved to approve Appeal 10-770001 (Part A) to allow the construction of a 14-foot by 24-foot attached garage that would be 5.5 feet from the side property line on the site located at 15722 Turner Road. Approval is based on a finding that the request meets all four of the Basic Conditions and Special Condition c) listed in Section 4.2.3 of the Zoning Ordinance. Approval is also based on the fact that the variance request has been previously approved but had expired. Supported.**

**ROLL CALL vote on motion:**

**AYES: 6      NAYS: 0      ABSENT: 1 (Reese)**

**MOTION CARRIED.**

**Glynn moved to approve Appeal 10-770001 (Part B) to allow the construction of a 540 square foot addition to an existing accessory structure located at 15722 Turner Road, as shown on the application materials submitted on March 3, 2010. Approval is based on a finding that the request meets all four of the Basic Conditions and Special Condition c) listed in Section 4.2.3 of the Zoning Ordinance. Supported.**

**ROLL CALL vote on motion:**

**AYES: 6      NAYS: 0      ABSENT: 1 (Reese)**

**MOTION CARRIED.**

- E. Possible Certification of Decision.

**Glynn moved to approve the Certification of Decision for Appeal 10-770001 (Part A). Supported. MOTION CARRIED.**

**Glynn moved to approve the Certification of Decision for Appeal 10-779991 (Part B). Supported. MOTION CARRIED.**

## **II. Election of Officers for the Year 2010.**

Gobbo nominated Christopher LaGrand for the office of Chairman.

**Hearing no further nominations, Glynn moved to close the nominations for the office of Chairman and cast a unanimous ballot for Christopher LaGrand for Chairman. Supported.**

**ROLL CALL vote on motion:**

**AYES: 6      NAYS: 0      ABSENT: 1 (Reese)**

**MOTION CARRIED.**

Musselman nominated Steve Gobbo for the office of Vice Chairman.

**Hearing no further nominations, Glynn moved to close the nominations for the office Vice Chairman and cast a unanimous ballot for Steve Gobbo for Vice Chairman. Supported.**

**ROLL CALL vote on motion:**

**AYES: 6      NAYS: 0      ABSENT: 1 (Reese)**

**MOTION CARRIED.**

Gobbo nominated Robert Reese, III for the office of Secretary.

**Hearing no further nominations, Gobbo moved to close the nominations for the office of Secretary and cast a unanimous ballot for Robert Reese, III for Secretary. Supported.**

**ROLL CALL vote on motion:**

**AYES: 6      NAYS: 0      ABSENT: 1 (Reese)**

**MOTION CARRIED.**

**The Zoning Board of Appeals Officers for the year 2010 are:**

**Christopher LaGrand, Chairman**

**Steve Gobbo, Vice Chairman**

**Robert Reese, III, Secretary**

**PUBLIC COMMENTS ON NON-AGENDA ITEMS:**    None.

**TRUSTEES REPORT:**

Trustee Musselman gave a brief report of business conducted and action taken at recent regular meetings of the Board of Trustees.

**DISCUSSION:**

Glynn directed staff to encourage the Board of Trustees to pass a property maintenance code so that the Township can enforce blight issues.

**ADJOURNMENT:**

**Gobbo moved to adjourn the meeting at 7:40 p.m. Supported. MOTION CARRIED.**

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Linda K. Parkinson, Recording Secretary

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Robert Reese, III, Secretary