

## **MINUTES OF THE SCHOOLCRAFT TOWNSHIP ZONING BOARD OF APPEALS**

### **MEETING ON MARCH 17, 2022**

A meeting of the Zoning Board of Appeals of Schoolcraft Township was held on March 17, 2022, located at the Schoolcraft Township Hall, 50 East "VW" Avenue, Vicksburg, Michigan.

Members Present: John Gardner, Terry Blodgett, and Steve Fryling.

Members Absent: Ray Hocevar, and Gary Steensma.

Also Present: Applicant, Patrick Hunter, Zoning Administrator, Chris Hamilton; Township Attorney, Leslie Dickinson.

Chairman Blodgett called the meeting to order at 7:00 p.m.

#### Review and Approval of Minutes

A motion was made by Comm. Fryling to approve the minutes of the May 13, 2021 meeting, supported by Comm. Gardner. Motion carried 3-0.

#### Public Comment

None.

#### Public Hearing on Zoning Variance Request of Patrick Hunter.

Harry Walton spoke on behalf of the Applicant, Patrick Hunter. Mr. Walton stated that Mr. Hunter received an approval of his variance request on December 3, 2020. Since that time the Hunters faced COVID related delays but were able to finalize the purchase of the lot across the street for the septic system, received soil and erosion permits, and met the conditions included in the previous approval. Mr. Walton explained that the Hunters decreased the size of the house from 3625 square feet to 3150 square feet due to the increased material costs. The updated plan with the smaller footprint still complies with the setbacks allowed under the previously approved variance.

Chairman Blodgett asked how different the current request is from the previous one. Zoning Administrator, Chris Hamilton stated that the current plan proposes a home that is under the 25% lot coverage ratio, with the septic system still located across the street, while still requiring the previously approved setbacks.

Mr. Walton stated that the applicant would like to obtain an extension or renewal of the previous variance so that he can move forward with the project. Township Attorney Leslie Abdoo stated that the Zoning Ordinance has a provision that allows for the Zoning Board of Appeal to grant an extension in cases where construction was delayed without having to go back through all of the standards that were met when the previous approval took place.

Chairman Blodgett asked if the conditions that were placed on the prior approval have been met. Zoning Administrator, Chris Hamilton confirmed that the conditions of the prior approval have been met. Zoning Administrator, Hamilton explained that the delays were due to COVID closures

and the increased cost of materials. Ms. Hamilton added that the applicant was able to demolish the two homes on the lots in preparation for construction.

Comm. Fryling asked about the reduction in the non-compliance. Zoning Administrator, Chris Hamilton explained that the lot coverage ratio has been reduced eliminating the need for a variance on lot coverage and reducing the non-conformity of the project.

Mr. Walton explained that the owners also demolished a boat house that was closer to the waterfront when they demolished the two other homes which resulted in better site lines for the neighbors.

Having found that the conditions associated with the previous variance have been met, and there being good cause for the delays, a motion was made by Comm. Fryling, supported by Comm. Gardner to approve the renewal of Patrick Hunter's variance request. Motion carried 3-0.

#### Adjournment

There being no other business a motion to adjourn the meeting was made by Comm. Fryling, seconded by Comm. Gardner. Motion carried 3-0.

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Date: 9-8-2022

Signed: ZW Bledgett