

**Branch County Michigan**

**Kinderhook township Hall**

**May 31, 2018**

**Present:** ZBA Members – Keith Harris; Chairman, Larry Hinsdale; Alt. Member, Gary Stetler Member, Joe Spencer; Alt. Member, Zoning Administrator Ron Patch, Secretary Jody Lewis

**Absent:** Herb Beckhusen; Member

**Call to Order:** The meeting was called to order by Keith Harris at 6:30 PM

**Approval of Minutes:** Minutes of previous meeting tabled

**Purpose of Hearing:** Consider a request from Joseph and Rhonda Deeter 1017 West Shore Dr. Coldwater, MI 49036 for roadside setback variance of 2.7 ' for the northwest corner of the property line, (Side rear yard) to place a newly constructed home. Represented by Bob Buescher, Contractor.

Petitioners state:

- 30 foot ordinance; others in area non-conforming
- Existing structure non-conforming
- Side yard non-compliant
- New construction of structure; side yard will be in compliant
- New home to the north (less than 10 years old) is 13 feet from the right of way
- New structure to keep in compliant could block view of adjoining homes
- Option; move entire footprint of structure toward road and request a larger variance of seven (7) feet to align structure with the lakeside of neighboring homes.

**Citizen's comments:**

- None

**Citizen's Correspondence:**

- None

**Closed Public Portion of Hearing to Deliberate at 6:35 pm:**

- Board deliberated and reviewed new structure less non-conforming,
- Lining up with existing homes on lakeside
- Create increased lakeside footage; better for neighbors
- Variance no more than 10 feet
- Keep new structure in line with neighboring structures for aesthetic purpose

**Reopen of Public Hearing at 6:40pm**

- Petitioner representative inquired on footprint change,
- \* Can be changed as long as structure stays within variance given

**ZBA :** Motion made by Alt. Member Larry Hinsdale to modify request to NO MORE than ten (10) foot rear yard variance with the stipulation that the new structure must line up with existing neighboring structures on the FRONT/Lakeside yard . Seconded by Member Gary Stetler. Motion passed.

**Adjournment:** The meeting was adjourned at 6:55 pm

Respectfully Submitted by Jody Lewis