

**CASE NO. 2007-007**

**LAPEER TOWNSHIP ZONING BOARD OF APPEALS**

**Thursday - October 4, 2007**

**7:00pm**

**LAPEER TOWNSHIP HALL**

**PUBLIC HEARING**

**Present:** Chairman Leonard Lumley, Vice Chairman Howard Lilley, Secretary Howard Stack, Mary Henderson and Ken Ewing

**Others:** Eric Richardson, 196 Oakview, Lapeer, Michigan

Chairman Lumley called the meeting to order at 8:20 p.m. Roll call followed with all members present.

Stack read the notice of public hearing of case #2007-007 dated September 10, 2007 on the petition filed by Eric Richardson, 196 Oakview, Lapeer, Michigan. The applicant is requesting to construct a 34' x 50', 1,700 sq. ft. accessory building on a ten acre parcel in the AE zoning district. A 12' x 16', 192 square foot shed already exists which would create a total of 1,892 sq. ft. of accessory buildings, exceeding the allowed total area of 1,728 sq. ft. maximum.

The property is identified by parcel numbers 44-012-029-019-00, Oakview Drive. The section of the Zoning Ordinance being appealed is Article 1, Section 1.07(4), Maximum Accessory Building Size.

*Petitioner presented his case as follows:*

Petitioner wants to build a 34' x 50' pole barn to store his motorcycles and antique cars.

Ewing questioned if Petitioner planned to keep the small shed already there. Petitioner stated he wants to keep it to store his lawnmower and lawn equipment. It was built in 1998 and is in good shape.

There was discussion on the most suitable place to build; there is a pond on the property and the property also has a low area that is swampy.

Lilley asked if there were any trees in front of the proposed pole barn; Petitioner stated that there are some trees there.

There was discussion on the eaves and the number of entrance doors. Petitioner stated it will have a 12' door but hadn't decided how many entrance doors he planned to have.

Stack read correspondence from William Bowman who has no objections to the building of this pole barn as long as it will not be used for commercial purposes.

**Lapeer Township ZBA - October 4, 2007 - Case #2007-006**

*Motion by Lilley, seconded by Henderson to grant the variance request of Petition #2007-006, Article 1, Section 1.07(4), Maximum Accessory Building Size, allowing Petitioner to construct a 34' x 50', 1,700 sq. ft. accessory building and keep the 12' x 16' shed, exceeding the total allowed square footage by 164 sq. ft. This is based on the fact that the property is ten (10) acres, the building will be well hidden from the road, it will not alter the character of the neighborhood and the 34' x 50' accessory building meets the maximum allowable square footage. Roll call vote: Lilley - yes, Henderson - yes, Lumley - yes, Stack - yes, Ewing - yes. Motion carried.*

Motion by Stack, seconded by Lilley, to certify the Final Decision minutes of Petition #2007-006 dated October 4, 2007. Motion carried by an unanimous AYE vote.

Minutes of public hearing from June 28, 2007, Petition #2007-004, Petitioner Kenneth Kolenda, were presented and reviewed. Motion by Ewing, seconded by Henderson to approve the minutes of Petition #2007-004, as presented. Motion carried by an unanimous AYE vote.

Motion by Henderson, seconded by Stack to adjourn the meeting at 9:05 p.m. Motion carried by an unanimous AYE vote.

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Howard Stack, Secretary

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Jane Powell, Recording Secretary