

ARCADIA TOWNSHIP ZONING BOARD OF APPEALS
MEETING MINUTES OF March 23, 2021
VARIANCE FOR SIDE YARD SETBACK – Glen Kowalski

The Arcadia Township Zoning Board of Appeals held a Public Hearing on Tuesday March 23, 2021 at 7:00pm at the Arcadia Township Hall, 4900 Spencer Street, Lum, Michigan.

Chairman Rich McClelland called the meeting to order at 7:00pm.

MEMBERS PRESENT: R. McClellan, J. Bonesteel, G. Ostrom.

MEMBERS ABSENT: D. Johnson, J. Jostock

OTHERS PRESENT: Glen Kowalski and Township Clerk Sharna Smith, Recording Secretary.

APPROVAL OF AGENDA: Moved by Bonesteel, Seconded by Ostrom to approve the Agenda as presented. Motion carried.

APPROVAL OF MINUTES: The minutes from the March 18, 2021 meeting are still being finalized. It was suggested to set a date and time later in the meeting to approve both meeting minutes at one time. Bonesteel recommended emailing the drafts when available.

NEW BUSINESS – VARIANCE SIDE YARD SETBACK – Glen Kowalski

Chairman McClelland opened the floor to Glen Kowalski.

Glen Kowalski 2179 Sollman Street in Lum – requesting a variance to change the side set back to 5 feet for the purpose of putting a 20x24 addition on to my existing garage. The reason for that is that I need the room, I do not have the option of being able to put the addition to the south side of the garage due to my septic being there. The only place to put it is on the north side which would then put me to within 5 feet of my property line. The purpose of the addition is that I rent in Attica for \$80 per month with the lawn tractor and the wife's swing for the summertime with the simple fact that I have no place at home to put it. So, I thought this would be a good chance to put an addition on the garage. As I put the addition on the garage, the existing outside wall on the north side is going to stay there with a doorway through it. The new part is going to be all storage with a 16-foot garage door on it and entry way on the north and west side. I stopped it at 20 feet so if anything should happen- police, fire, emergency personnel if they need to get around the back there is still 5 feet between the new part and the fence to get back there with no trouble. I have letters from my neighbors around me that don't have a problem with it. I gave you two pictures. The one picture is of the proposed addition would be. If you look at the south side where it says 'septic field' with an 'X' on it there is a building. It's a little 8x8 aluminum shed that has been there for 20 plus years and is starting to look bad. I don't like it in my yard and I'm sure my neighbors don't either. By being able to put the addition on the garage, I will also be able to eliminate that and clean my yard up some. The other sheet would be an overhead view of the neighbor's homes who sent letters (Lisa Nash,

Jesse and Connie Crowley and Jackie and Jerry Schriber). I'm just trying to show that I am not impeding on anyone's house or living area.

Ostrom – You are on the end of the road then?

Kowalski – I am on the very end. There is nothing more beyond me on the west side of the road.

McClelland – Being your 50 ft lot?

Kowalski – all the lots down through there – each lot is a 50-foot lot. The way my property is set up, originally, when they put in Sollman and Irons Street, they were going to loop the road around and join the two together. Many years ago, and the idea was scrapped. That property that was being held by the county or whatnot was deeded to my property. I've got my normal 50 feet and all together I've got a total of 3.2 acres or something like that but don't quote me on that. It's set up in a goofy manner.

McClelland – But what I'm saying is its for instance from the center line of Sollman Road you've got 40 feet to your house? Which apparently someplace along the line.....How old is your house?

Kowalski – I don't know.

McClelland – If you don't know, it doesn't really matter. But I see also the north property line you are already close. The back property line, your garage is already closer than the back set back is. 25 feet, that's all I'm saying, you don't make it all the way around (laughter)

Kowalski – The way it was originally set up, a gentleman by the name of Ed Irons was the original owner. It was just a small, compact house. Somewhere along the line Tim and Stacy Cohoon bought it and they added on to it. Then I ended up buying the place.

Ostrom – The same property and street as Ron Harsen down here.

Kowalski – Exactly. Every house on Sollman Street, if you look at it, if you go from 33 feet from the centerline every house is about 10-12 feet off the right of way is the front of their house. The way it was set up lots were 50x100. Doesn't leave a whole lot of room to do anything.

McClelland – Anybody else? I, myself, see no problem with it. The neighbors have no problem with it.

Bonesteel – are you going to open up for public comment? (laughter)

Bonesteel – I did a site review this morning and I can see that he already has a privacy fence up, so this is not going to be a detriment to the neighbors. He has lots of support from his neighbors. I see no future problems or concerns down the road, and he is restricted by a pre-existing condition. The houses were put in before the zoning/ordinance were....

McClelland – no fault of his and his neighbors don't have a problem with it.

Bonesteel – No. I'm prepared to make a motion, but I want to see if you two want to say anything else.

MOVED BY Bonesteel, SECONDED by Ostrom that his variance be granted because: 1. He is restricted by pre-existing conditions. 2. He has the full support of his neighbors. 3. Sees no problem in the future that the addition to his garage would create.

Roll call vote: McClelland – yes, Ostrom – yes, Bonesteel – yes, Johnson – absent, Jostock – absent.

MOTION CARRIED.

Mr. Kowalski informed the board of the builder, Paul Smith, is a great builder and takes great pride in his work. He also gave some details on the way it will be built. Assured the board that it will be done right.

Bonesteel commended Kowalski on his drawing that was with his application. The board agreed he did a good job.

Unfinished Business: none

NEXT MEETING DATE: It was the consensus of the board to schedule a meeting Tuesday April 6, 2021 at 6:30pm for approval of both minutes from the March 18, 2021 and tonight's meeting.

MOVED BY Bonesteel, SECONDED by Ostrom to adjourn the meeting at 7:19pm. Motion carried.

Richard McClelland
ZBA Chairman

Sharna Smith
Recording Secretary