

LEONI TOWNSHIP OFFICE  
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The Leoni Township Zoning Board of Appeals held a meeting Monday, June 5, 2017 in the Leoni Township Conference Room, 913 Fifth St., Michigan Center, Michigan. The meeting was called to order at 6:00pm.

Members Present: Stoewer, Eadie, Beckwith, Cox and Hintz  
Members Absent: None

4 persons in attendance.

Motion by Eadie, supported by Beckwith to approve the agenda as presented.  
Yeas 5. Nays 0. Motion carried.

Motion by Baeckwith, supported by Eadie to approve the May 22<sup>nd</sup>, 2017 minutes.  
Yeas 5. Nays 0. Motion carried.

Mr. Stoewer explained the rules and regulations of the Zoning Board of Appeals,

A Public Hearing was held at 6:04pm to hear a request from Garth Rouble, for an addition to his existing deck at 61 Shady Lane. Mr. Rouble is asking for a variance allowing him to go to 3 feet from the property line. He also suggested he's actually like to take the deck up to the property line and existing privacy fence. Mr. Stoewer informed him that it was a definite 'no' on going to the property line.

The information on the application was not correct. The footage on the side yards was stated as 20 feet; one side has 5-6 feet and the other has 11 feet. The total of both sides is 25 feet; this would take it down to 8-9 feet.

Mr. Beckwith explained that only 25% of the property can be covered and, since Mr. Rouble plans to build a garage in the future, he should take that into consideration, as the lot is small and the deck could put him in a position of not having enough land available to build the garage.

**Step 1: Roll call vote: Yeas; Stoewer, Hintz and Eadie. Nays; Beckwith and Cox. Passed.**

**Step 2: Roll call vote: Yeas; Eadie and Stoewer. Nays; Cox, Hintz and Beckwith. Failed.**

**Variance Denied.**

Public Hearing closed at 7:11pm.

Discussion regarding revising the Variance Application. Mr. Stoewer submitted a draft and will be meeting with Mr. Linnabary & Mr. Roe. (Copy Attached)

Next meeting: July 10<sup>th</sup>, 2017

Motion by Beckwith supported by Eadie to adjourn at 6:50pm. Yeas 3. Nays 0. Motion carried.

Respectfully submitted by Dorothy Dickinson, secretary, Leoni Township Zoning Board of Appeals.