

LEONI TOWNSHIP OFFICE

913 Fifth Street

Michigan Center, Michigan 49254

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The Leoni Township Zoning Board of Appeals held a meeting Monday, August 21<sup>st</sup>, 2017 in the Leoni Township Meeting Hall, 913 Fifth Street, Michigan Center, Michigan. The meeting was called to order at 6:00pm.

Members present: Bill Stoewer, Robert Eadie, Vern Beckwith, Vickie Hintz & Stephanie Smith

Members absent: 0

5 persons in attendance.

Purpose of the ZBA read by Bill Stoewer

Motion by Eadie, supported by Smith, to approve the agenda as presented.

**Motion carried by voice vote.**

Motion by Smith, supported by Hintz, to approve the August 7<sup>th</sup>, 2017 minutes as presented.

**Motion carried by voice vote.**

Motion by Beckwith, supported by Eadie, to accept the resignation of Jerry Cox from the ZBA.

**All in favor.**

A public hearing was opened at 6:05pm to hear a request from Pam O'Neill, 620 S. Cloverhill Drive, for variances to build an 18x20 carport.

Stoewer stated that the 25 foot Total of Both Sides does not apply to a carport (accessory building).

Ms. O'Neill is asking for a side yard variance of 4". Eadie asked if she would consider changing it to 2'6". She agreed to make the change.

She is also asking for a variance for the distance from the house to the structure, from 10' to 6'6". The side yard variance takes this down to 4'4".

Conditions were reviewed and a Roll Call Vote was held on each Step.

Step 1: Three (3) yeas. Two (2) nays, Smith & Hintz.  
Step 2: Three (3) yeas. Two (2) nays, Stoewer & Smith.  
Step 3: All in favor.  
Step 4: All in favor.  
Step 5: All in favor

All conditions met.

Public Hearing Closed at 6:25pm.

Motion by Beckwith, supported by Hintz, to grant these variances

Roll Call Vote. All in favor.

A public hearing opened at 6:26pm, to hear a request from Walters Dimmick Petroleum, 331 Fifth Street, for setbacks to build a new Johnny's (gas station & convenience store).

Asking for these setbacks:

Rear yard setback – 9'0"  
West side setback – 8'3"  
East side setback – 17'9"

The right-of-way for both streets (Fifth & Broad) is shown on the survey.

Eadie requested a copy of the survey.

Eadie also asked if they plan to put up a privacy fence in the back; Yes, 6 foot.

Conditions were reviewed and a Roll Call Vote was held on each Step.

Step 1: All in favor  
Step 2: All in favor  
Step 3: All in favor  
Step 4: All in favor  
Step 5: All in favor

All conditions met.

Public Hearing Closed at 6:40pm.

Motion by Beckwith, supported by Smith, to grant these variances.

Roll Call Vote. All in favor.

Adjourn at 6:50pm.

Next meeting: As needed.

Respectfully submitted by Dorothy Dickinson, Secretary