

**Leoni Township Office**  
**913 Fifth Street**  
**Michigan Center, Michigan 49254**  
**PHONE: (517) 764-4694 FAX: (517) 764-1380**  
[Leonitownship.com](http://Leonitownship.com)

**ZBA MINUTES June 7, 2021**

The Leoni Township Zoning Board of Appeals held a Zoom meeting Monday, June 7, 2020, @ 6:00 PM, 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

The Meeting was called to order at 6:00 P.M.

Members Present: Robert Eadie, Vern Beckwith, Keith VanPoperin, Rae Fruth, and Nora Sharpe-McGee

Members absent: 0

Persons in attendance: 14

Purpose of ZBA board.

*Motion by V.Beckwith, supported by R. Eadie to approve the May 17 minutes with the change to New Business #1 Discussion from a 10ft variance from the water line, to a 15 ft variance from the water line.*

*Roll call vote: 5 Ayes, V. Beckwith, R. Eadie, K. VanPoperin, R. Fruth, and N. Sharpe-McGee*  
*0 Nays*

***Motion carried***

*Motion by R. Fruth, supported by N. Sharpe-McGee to approve the June 7 agenda as written.*

*Roll call vote: 5 Ayes, V. Beckwith, R. Eadie, K. VanPoperin, R. Fruth, and N. Sharpe-McGee*

***Motion carried***

**Public Comment:**

Opened: 6:06

Closed: 6:07

**NEW BUSINESS:**

**1. 000-14-09-406-008-00**

**Jonathon Trumbell - Variance**

**213 Duryeas Point**

**Discussion:** Nora Sharpe-McGee read ordinance section 42-63 on variances to the public.

Rae Fruth discussed that the property has a seawall which needs to be taken into consideration on the property.

Nora Sharpe-McGee addressed that it was discussed with the home owners previously that no stairs will be built between the deck and the lake at any point.

*Motion by N. Sharpe-McGee, supported by V. Beckwith to approve the variance for the deck addition on property 000-14-09-406-008-00 with a 1 ft variance to the water's edge on the North end of the property and a 15ft variance on the South end of the property based on discussions that no stairs will be built between the deck and the water and that the permanent seawall does delineate the water line.*

**Roll Call vote: 5 Ayes:** K. VanPoperin, R. Fruth, R. Eadie, N. Sharpe-McGee and V. Beckwith  
0 Nays:

***Motion Carried***

**2. 000-14-24-260-002-01**  
**15200 Wolf Lake Forest - Variance**  
**Alan Harajli**

**Discussion:** Nora Sharpe-McGee brought up the previous discussion about the overhangs being a part of the footprint of the house and read ordinance section 42-5 along with other material to establish that nowhere does it state that the overhangs are a part of the footprint for lot coverage.

R. Eadie suggested to Mr. Harajli that a 28 ft house with a 10 ft setback on the side of Mr. Nelson and an 8 ft variance on the drive way side, with a 25ft setback from the lake would be more acceptable to the board.

R. Eadie asked Mr. Harajli what the hardship was to the property

Mr. Harajli stated that the lot was too small to build a house on that would meet today's standards.

Mr. Eadie asked the Board members to vote on:

Did Mr. Harajli's reason given for Step 1 meet the qualifications

Board vote 3 Nays and 2 Ayes

*Motion by R. Eadie, supported by K. VanPoperin that Step 1: Hardship to the property was not met for property 000-14-24-260-002-01.*

**Roll Call vote: 4 Ayes:** K. VanPoperin, R. Fruth, R. Eadie, and N. Sharpe-McGee

1 Nay V. Beckwith

***Motion Denied***

**Motion by V. Beckwith and supported by N. Sharp-McGee to adjourn at 8:15 p.m.**

**Motion carried by voice vote.**

Next meeting date is June 21, 2021.