

TOWNSHIP OF LINCOLN
CLARE COUNTY P.O. BOX 239
LAKE GEORGE, MI. 48633

Supervisor Zimmerman
Clerk Majewski
Treasurer Carey
Trustee Hardin
Trustee Tobin

**Lincoln Township Zoning Board of Appeals
Public Open Meeting
August 20, 2010**

The meeting was called to order by Chair Kim Smith at 7:31.

Roll Call: Chair Smith, Hudson, Secretary Szczepanski, Recording
Secretary House

Excused: Brandt

Absent: Zoning Administrator Lambert

Public: 6

Approval of Minutes:

It was moved by Hudson and seconded by Szczepanski to accept the minutes of June 25, 2010 as presented. Motion Passed.

Purpose: To obtain a variance to build an accessory building on contiguous lot #18-010-840-017-50 at 1940 Arbor Drive. The proposed accessory building would be 1400 sq ft whereas the primary residence at 1945 Arbor Drive is 1000 sq ft.

Discussion with Applicant:

1. Bringer said that he needs the accessory building for storage because they have retired and sold a home downstate and have a lot of things. Storage of off season goods, extra clothes, two boats, and a vehicle all need winter cover. Their current home is too small. "I don't have enough room. The size of my residence shouldn't be the way in which size of an accessory building is determined. The smaller the residence you have, the larger the accessory building you need." Bringer said that he had the gas company give him the ok to build what he has proposed without compromising

- their property lines.
2. Szczepanski asked if this building would block the view of any of his neighbors. Bringer said no.
 3. Szczepanski asked what the roof style and pitch would be. Bringer said it would be a gambrel roof and there would be a drainage ditch to take water to the back of the property as well as gutters to do the same thing.
 4. Smith asked what the wall height would be. Bringer said 14'. The outside will be steel to match the vinyl siding on the house. It will also be landscaped.

Correspondence:

1. Glen Merrill representing Mid-Michigan Gas Storage Company gave his approval of the proposed building in support of the variance request.
2. Richard Hickman wrote in support of granting the variance.
3. Ross Lybrink wrote in opposition to granting the variance with suggestions for changes to the size and location of the building. He also expressed concern for the drainage from the roof asking for consideration of the runoff that could flood his property. He also asked that there never be a septic system on the property which could compromise his well.

Public Comment:

1. Lybrink stated that he has talked to Bringer and solved his concerns. Now he is in favor of granting the variance. Hudson asked if all of his concerns had been met. Lybrink stated that they are working on a drainage concern with the cement pad that Bringer intends to put in the front of the building out to the road.
2. Hamilton, Planning Commission Chair, explained where the Planning Commission is with verbiage concerning the accessory building issue. He apologized for not having this issue completed. He spoke to the problem of older developments with small lots and his thinking that a 1400 sq ft accessory building is not unreasonable.
3. Howell, a neighbor, spoke in favor of the granting of the variance.

Smith closed public comment.

Finding of Fact:

See Final Decision Form

Final Decision: It was moved by Hudson and seconded by Szczepanski that we allow the Bringer's to build a 35x40 (sq) ft building on lot #18-010-840-017-50 with a 5' rear and 10' side set-backs and 28' front set-back, provide proper eave troughs to provide for draining to the west and a drainage ditch to prevent drainage onto the neighbor's property. No septic tank or drain field is allowed. Efforts should be made to retard or prevent excessive run off from the pad to adjoining neighbors. No occupancy is permitted. Yes (3) No (0) Motion Passed.

Roll Call Vote/Reasons:
See Final Decision Form

Secretary

Gary Szczepanski