

WRIGHT TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
SEPTEMBER 4, 2024, MEETING
1565 JACKSON ST. MARNE, MI 49435

Approved at the July 8th ZBA Meeting

1. Meeting was called to order at 7:00pm by Vice Chair Steve VanTimmeren. Members in attendance; Theresa Frank, and Steve VanTimmeren. Members absent: Pat Raap. Planning support by Alexis Gulker of Fresh Coast Planning was also in attendance. Public Present: see sign-up sheet at Township Hall.
2. Frank made motion to approve the agenda VanTimmeren supported. All ayes, motion carried.
3. Frank made the motion to approve the minutes from June 10, 2024, ZBA meeting with the correction for it to read "7:40pm" instead of "8:40pm" on the second page for the opening of the public hearing, VanTimmeren supported, motion carried.
4. Non-agenda Item Inquiries:
 - Jim Dietrich, 858 Arthur St, asked if he can split up his property that is AG and is 12 acres. Steve VanTimmeren explained he gets one split and explained information from AG chapter in Zoning Ordinance
5. New Business: Public hearing for Dimensional Variance was requested by Douglas Fedewa for the property located at 15853 8th Ave for parcel # 70-06-26-200-029. The applicant seeks a three-dimensional variance to construct a single-family dwelling:
 1. A rear yard setback of 30 feet for the house where the minimum rear yard required is 50 feet;
 2. A setback for the house of 57.69 feet from the ordinary high-water mark where the minimum setback is 100 feet;
 3. A setback for the septic system of 27.34 feet from the ordinary high-water mark where the minimum setback is 100 feet.

Fedewa explained his requests and what he wants to do, and the watershed overlay district his property is in and how the creek/ditch flows with the neighbors from north to south.

Public hearing was opened by VanTimmeren at 7:22pm and comments were taken.

- Jim Dietrich, 858 Arthur St stated he is fine with the rear yard setback, they rent that property out.
- Eric Ribbons 15875 8th Ave, asked if he would be closer to the fields or further? VanTimmeren answered: He would be closer.

Public hearing was closed by VanTimmeren at 7:26pm.

VanTimmeren asked Gulker if they would have to get county approvals. Gulker explained that if the ZBA believes approval is appropriate they would want to condition approvals on the applicant also get other agency approvals for the distance from the tributary. Discussion between commissioners regarding application and review of approval standards.

Frank made the motion to approve the variance of the rear yard setback of 50 feet from 504.5 to 30 feet based on it meeting Section 1600.11 variance requirements of the Wright Township Zoning Ordinance stating circumstances exist that are peculiar to the land due to the power line pole and the power lines that run through the middle of the property.

VanTimmeren seconded. All ayes, motion carried.

VanTimmeren made the motion to approve a setback for the house of 57.69 feet from the ordinary high-water mark where the minimum setback is 100 feet and a setback for the septic system of 27.34 feet from the ordinary high-water mark where the minimum setback is 100 feet of the Wright Township Zoning Ordinance based on it meeting Section 1600.11 variance requirements of the Wright Township Zoning Ordinance and due to the lot being very small and that tributary runs on the south and east side of the property lines and that the power lines limit where they can put the house and septic system, with the condition that the house and septic system have to also be approved by any other agencies needed due to the tributary running through the property, but that the setbacks may be lessened further without the need to come back to this board if other agency approvals make the setbacks less.

Frank seconded. All ayes, motion carried.

6. Old Business; none
7. Zoning Board of appeals member comment: Gulker stated a new member will be needed once VanTimmeren becomes Supervisor.
8. Motioned to adjourn the meeting at 7:43pm supported by Frank, motion carried.

Respectfully submitted by,
Alexis Gulker
Wright Township Zoning Administrator and Planner
Fresh Coast Planning