

Hamlin Zoning Board of Appeals *Minutes*
Tuesday, January 20, 2015
7:30 p.m.

The regular scheduled meeting of the Hamlin Zoning Board of Appeals was held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and was called to order by Support Board Clerk Cheryl Pacelli at 7:30 p.m. with the location of the fire exits and AED explained for those present. It was asked that all cell phones and pagers be turned off for the duration of the meeting.

Present: Norman Baase, Rocky Ellsworth, Ed Haight, Jerry Hoffman, and Klaus Pohl
Also present: Attorney Ken Licht, Town Councilperson Jennifer Goodrich, and Cheryl Pacelli Building Inspector/CEO, and David Strabel.
Residents present: Bud Lester, Karen Lester, Dean Keyes, Jim Guion, and John Lee.

Nominations for Zoning Board Chairperson positions for 2015.

Norman Baase was nominated for Chairperson of the Zoning Board of Appeals by Klaus Pohl, seconded by Jerry Hoffman.

Members polled: Klaus Pohl aye, Rocky Ellsworth aye, Ed Haight aye, Jerry Hoffman aye. Motion carried.

Rocky Ellsworth was nominated for Vice-Chairperson of the Zoning Board of Appeals by Ed Haight, seconded by Klaus Pohl.

Members polled: Klaus Pohl aye, Norman Baase aye, Ed Haight aye, Jerry Hoffman aye. Motion carried.

Chairperson Norman Baase resumed the meeting.

A motion was made by Klaus Pohl, seconded by Jerry Hoffman/Rocky Ellsworth to approve the meeting minutes of December 15, 2014. Additions, deletions, or corrections to tonight's meeting.

Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, Jerry Hoffman aye, and Klaus Pohl aye. All in favor. Motion carried.

PUBLIC HEARING
AREA VARIANCE

CHRIS BARNETT/JUDI LESTER
6056 COLUMBIA STREET, HASLETT, MI

Application for Christopher Barnett/Judi Lester seeking variances from Town Code§520-21-C-(2)(a) for minimum rear setback of 13' where the code requires 35', Town Code§520-21-C-(2)(c) for minimum front setback of 25' where the code requires 35', and 520-21-C(5) for maximum lot coverage with impervious surface of 26% (which includes the deck) where the code requires 15% for property located at 9560 Beachwood Park, Hamlin in an "S/R(Shoreline/Residential) zoning district". The applicants are proposing to replace the existing cottage with a new cottage with a slightly larger footprint.

Dave Strabel represented the applicants before the board.

They are proposing to replace an existing cottage with a new build with an 8' increase of square footage on one side. The cottage will be a one story with a loft. It will stay a one bedroom and no updates to the septic system will be necessary.

Chairperson, Norman Baase opened the Public Hearing.

It was asked that anyone wishing to speak to please stand and state their name and address before the board. Bud Lester, brother in law of the applicant, stated that he and his wife, Karen, were in favor of the project and that it would enhance the neighborhood.

There were no other comments from those present.

Chairperson, Norman Baase closed the Public Hearing.

A motion was made by Ed Haight, seconded by Jerry Hoffman to grant Christopher Barnett/Judi Lester relief from Town Code§520-21-C(2)(a) minimum rear setback of 13' where the code requires 35', Town Code§520-21-C-(2)(c) for minimum front setback of 25' where the code requires 35', and 520-21-C(5) for maximum lot coverage with impervious surface of 26% (which includes the deck) where the code requires 15% for property located at 9560 Beachwood Park, Hamlin in an S/R zoning District. There were no negative comments from residents present. This is a Type II Neg SEQR. It was determined that the following variances were not required: Town Code§520-21-C-(1)(a) for minimum lot size; Town Code§520-21-C-(1)(b) for minimum lot width; Town Code§520-21- C-(3) for minimum building size; and Town Code§520-21C-2-3 for side yard setback. The applicant will make application to the Planning Board for site plan approval and Conservation Corridor Development Permit.

Members polled: Klaus Pohl aye, Rocky Ellsworth aye, Norman Baase aye, Ed Haight aye, and Jerry Hoffman aye. All in favor. Motion carried.

PUBLIC HEARING
AREA VARIANCE

EDWARD HENDERSHOT
1250 ROOSEVELT HIGHWAY, HAMLIN

Application for Edward Hendershot for a variance from Town Code§520-11B(1)(a) for a lot containing an existing barn to be 1.782 +/- acres where the code requires a lot size of 5 acres in an "R-VL(Residential/Very Low Density) zoning district"; to be known as the Roosevelt Highway Subdivision located at 1250 Roosevelt Highway, Hamlin. Also, relief from Town Code§520-46B(1) to retain the use of the existing barn as a plant nursery, storage of nursery and maintenance equipment. The Planning Board has already determined that no SUP or site plan is required.

John Lee gave an overview of the project. Nothing has changed since they were last before the board.

Chairperson, Norman Baase opened the Public Hearing.

It was asked that anyone wishing to speak to please stand and state their name and address before the board. Dean Keyes of 1242 Roosevelt Highway who lives right in front of the property and has no issue with the applicant's proposal.

There were no other comments from those present.

Chairperson, Norman Baase closed the Public Hearing.

A motion was made by Klaus Pohl, seconded by Ed Haight to grant the application of Edward Hendershot for variance from Town Code§520-11B(1)(a) for a lot containing an existing barn to be 1.782+/- acres where the code requires 5 acres in an "R-VL" zoning district and variance from Town Code§520-46B(1) to retain the use of the barn as a plant nursery, storage of nursery and maintenance equipment for property located at 1250 Roosevelt Highway, Hamlin. The Planning Board has already determined that no SUP or site plan is required. This is a Type II Neg SEQR. The applicant will need to make application to the Planning Board for subdivision approval.

Members polled: Klaus Pohl aye, Rocky Ellsworth aye, Norman Baase aye, Ed Haight aye, and Jerry Hoffman aye. All in favor. Motion carried.

AGENDA

AREA VARIANCE

**BOB & LINDA BELAVICH
5886 WEST WAUTOMA ROAD, HAMLIN**

Application for Bob & Linda Belavich seeking relief from Town Code§520-21C(2)(b)[1] for a 4.17' side setback variance to build a 13' deep x 7' wide mudroom in a S/R zoning district located at 5886 West Wautoma Road, Hamlin; where the code states that the minimum side setback for S/R zone to be ten percent of lot width but not less than 6' or greater than 15'. A minimum of 10' must be maintained between structures. The existing landing at the site will be removed.

James Guion represented the applicants before the board.

The intent is to remove a wood landing and stairs on the east side of the house and build a mud room in its place. A 4.17' variance will be needed.

A motion was made by Ed Haight, seconded by Jerry Hoffman to schedule a Public Hearing for Bob & Linda Belavich on February 16, 2015 at 7:30 p.m. at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. An on-site inspection by the board will be conducted on February 14, 2015 after 10:30 a.m. It is asked that the area of the proposed addition be staked out. The applicants will need to make application to the Planning Board for a Conservation Corridor Development Permit.

Members polled: Klaus Pohl aye, Rocky Ellsworth aye, Norman Baase aye, Ed Haight aye, and Jerry Hoffman aye. All in favor. Motion carried.

DISCUSSION

Town Councilperson, Jennifer Goodrich reported that the interviews for the open position on the Planning Board will be on Wednesday, January 21, 2015 and will start at 6:30 p.m. There are 4 applicants.

There will be a Public Hearing on January 28, 2015 for a resolution for a local law concerning new & used motor vehicle sales.

Attorney Licht reported that the Zoning Workshop will be held on Thursday, January 22, 2015 at 7:00 p.m. The next Zoning Board of Appeals meeting is changed to February 16, 2015.

ADJOURNMENT

A motion to adjourn tonight's meeting barring no further business was made by Ed Haight, dually seconded by Klaus Pohl/Rocky Ellsworth..

Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, Jerry Hoffman aye, and Klaus Pohl aye. All in favor. Motion carried.

Minutes respectfully submitted by:

Cheryl J. Pacelli
Clerk to the Support Board

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on February 16, 2015 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is February 3, 2015 at 12 noon.

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