

**RUTLAND CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MEETING MINUTES - AUGUST 29, 2016**

Approved 8/17/2017

Meeting called to order at 7:30 p.m. by Chair Nikki Haight. Pledge of allegiance to the flag.

Members Present: Nikki Haight, Larry Haywood, Robin Hawthorne

Members Absent: none

Others Present: Diane Hammond, Larry Watson, Gene Greenfield, Jim Carr, Judy Milan

Agenda: Agenda declared approved as presented. Motion carried unanimously.

Minutes: Minutes of November 12, 2012 declared approved as printed. Motion carried unanimously.

Public Comment: none

Zoning Administrators Comments: Carr states his written report does not relate to this matter. Also that another meeting to elect officers will take place directly following the September Board meeting.

Old Business: none

NEW BUSINESS - PUBLIC HEARING

Variance Request for Accessory Building: Ms. Hammond states the request to construct a storage building does not meet the 15 foot setback as required by the ordinance. She notes their excavator, Russ Hammond, has found other possible locations on the property unsuitable as they are too wet.

Hawthorne clarifies that stake placement she observed indicates the proposed building's four corners.

Carr notes that setbacks are determined from the driveway's easement and not the road pavement. Hawthorne suggests there is room to move the building back 10 feet. Haight notes if the building was "turned" it would meet the setback requirements. Discussion of shortening the building (by 5 feet) and moving it back 5 feet also would meet the setback. Discussion of the east/west slope and grade. Ms. Hammond notes the drainfield is located north of the driveway.

Haywood requests and Carr reads the variance statute's standards and criteria. Haywood states he is inclined to deny the variance request as other much smaller lake lots have managed to comply with required setbacks. Hawthorne believes the building can be modified to comply with setback requirements and would not grant the variance.

Motion by Haywood, second by Haight to deny the request for a variance as the hardship is self-imposed. Roll call vote. Motion carried unanimously.

Public Comment: none

Meeting adjourned at 8:00 p.m.

Respectfully submitted, Judy Milan, Recording Secretary