

**Barry County Zoning Board of Appeals
Minutes
September 11, 2017**

The meeting was called to order at 7:00 p.m. by Richard Patterson in the Community Room of the Tyden Building located at 121 South Church Street in Hastings. The ZBA members in attendance included: Patterson, Clyde Morgan, Pamela Strode, and Shirley Barnum. Those also in attendance included: Beth Ladousier, Herbert Mills, Matthew DeBolt Sr., Chad Girrbach, Paul Gleeson, James McManus, and other interested people.

Motion by Barnum to approve the agenda as printed. Support by Morgan. All ayes – motion carried.

Motion by Barnum to approve the Minutes of August 14, 2017. Support by Patterson. All ayes - motion carried.

BUSINESS

Patterson explained the procedures of a public hearing.

VARIANCES

Case No. V-5-2017

Beth Ladousier

Patterson recessed the ZBA, opened the public hearing, and asked Ladousier to present her request.

Ladousier said she would like to put a deck on her home. She noted the deck would be too close to the water. She said the deck will not have a railing so views will not be affected. She noted there would be steps around the edge of the deck.

McManus noted the deck's actual dimensions will be a little larger than what was in the notice, but the 16-foot setback will not be affected, and it is the setback that the variance is requested for.

Patterson asked if anyone wished to speak in favor of the request. There was no response. He asked if anyone was opposed. There was no response.

Patterson closed the public hearing and reconvened the ZBA.

Barnum asked if she had occupancy of the home yet. Ladousier said yes.

Morgan asked if the deck was an afterthought. Ladousier said no, but they did not realize there would be a setback issue.

Patterson said he had no issues with the request.

Motion by Barnum to approve Case No. V-5-2017 per Section 3107.C.1. a.-h. and C.2.c. of the Barry County Zoning Ordinance. Support by Strode. Roll call vote taken. 4 ayes - 0 nays - motion carried. Variance granted.

Case No. V-6-2017

Herbert and Diane Mills

Patterson recessed the ZBA, opened the public hearing, and asked Mills to present the request.

Mills said they have moved to the home as their permanent residence and they would like to construct an addition to a home along with a sunroom. He noted he will need to reconstruct the garage since it is encroaching in the road, and he would like to widen it.

Patterson asked if anyone wished to speak against the request. There was no response. He asked if anyone was in favor of the request. There was no response.

Patterson closed the public hearing and reconvened ZBA.

Barnum asked for a clarification for the sunroom addition. Mills noted he had to be 6 feet off of the side property line, so they intended to shift the roof line. He was told that an 8 ft sunroom could be permitted, but it would not be functional.

Barnum asked about the garage. Mills said they would dig out the existing garage and back it up out of the road. He noted he wanted to make a two-car garage.

Morgan asked if the deck would go over the new garage. Mills said yes and noted there is grass over the garage currently.

Morgan verified the garage would be used for parking. Mills said yes, for two cars.

Patterson clarified that the notes on the property indicated the extent of the addition. Mills agreed.

Motion by Barnum to approve Case No. V-6-2017 per Section 3107.C.1. a.-h. and C.2.b. of the Barry County Zoning Ordinance. Support by Morgan. Roll call vote taken. 4 ayes - 0 nays - motion carried. Variance granted.

Case No. V-7-2017

Matthew DeBolt, Sr. and Patty DeBolt

Patterson recessed the ZBA, opened the public hearing, and asked DeBolt to present their request.

DeBolt said they have a pre-existing deck and they added onto it to put a temporary shade sail over the deck. They noted they had checked with the enforcement officer, and he indicated that it would be acceptable. He noted they received a notice after the fact indicating it would not be approved. He said he would not have paid for the work if it was not a possibility.

Patterson asked if anyone wished to speak against the request.

Diane Mills asked if the approval was for anything beyond the deck.

McManus noted the use of the extension for the shade sail is part of the request since the sail is large.

Patterson asked if anyone wished to speak in favor of the request. There was no response.

Patterson closed the public hearing and reconvened the ZBA.

Barnum said she was okay with the request as long as the use was for a temporary shade.

Motion by Barnum to approve Case No. V-7-2017 per Section 3107.C.1. a.-h. and C.2.c. of the Barry County Zoning Ordinance with the stipulation that the deck extension only be used for a temporary shade care. Support by Strode. Roll call vote taken. 4 ayes - 0 nays - motion carried. Variance granted with a stipulation.

Case No. V-8-2017

Chad and Courtney Girrback

Patterson recessed the ZBA, opened the public hearing, and asked Girrback to present his request.

Girrback said he recently purchased the home and they have started renovating it. He noted they are constructing a new roof and they would like to extend the porch.

Patterson asked if anyone wished to speak against the request. There was no response. He asked if anyone was in favor of the request. There was no response.

Patterson closed the public hearing and reconvened the ZBA.

Morgan noted the deck will enhance the home. He noted the ZBA had approved one on M-79 previously.

Barnum said it would make the house whole.

Patterson said it was a good idea.

Motion by Barnum to approve Case No. V-8-2017 per Section 3107.C.1. a.-h. and C.2.c. of the Barry County Zoning Ordinance. Support by Patterson. Roll call vote taken. 4 ayes - 0 nays - motion carried. Variance granted.

Case No. V-9-2017

Paul Gleeson and Wendy Nevins

Patterson recessed the ZBA, opened the public hearing, and asked Gleeson to present the request.

Gleeson said they wanted to construct a 24x26 detached garage in front of his home. He noted the appearance of the garage will match the home. He noted he cannot attach it to the house due to the well location.

Patterson asked if anyone wished to speak in favor of the request. There was no response. He asked if anyone was opposed. There was no response.

Patterson closed the public hearing and reconvened the ZBA.

Gleeson noted the garage will still be a long ways off of the road.

Patterson noted there was a steep hill on the right side of the home as well.

Motion by Barnum to approve Case No. V-9-2017 per Section 3107.C.1. a.-h. and C.2.a. of the Barry County Zoning Ordinance. Support by Strode. Roll call vote taken. 4 ayes - 0 nays - motion carried. Variance granted.

PUBLIC COMMENT

Jim Brown suggested the County look into adjusting the requirements for the square footage of apartments. He noted the city has lessened the size of the apartment footage as long as the apartments meet all off the basic needs. He said it would help with rental housing.

Motion by Morgan to adjourn. Support by Barnum. All ayes – motion carried.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Pamela Strode".

Pamela Strode