

**Charter Township of Elmwood
Zoning Board of Appeals Special Meeting
Elmwood Township Hall (10090 E Lincoln Rd)
September 4, 2024 at 6:30 PM**

A. CALL TO ORDER: Gary Bergstrom called the meeting to order at 6:30 p.m.

B. ROLL CALL: Jeff Beamsley, Bryan Currie, Gary Bergstrom, Jim O'Rourke, Jeff Aprill.
Absent: Randy Baidas.

C. PUBLIC COMMENT: None

D. AGENDA MODIFICATIONS: *MOTION BY JIM O'ROURKE, SECONDED BY GARY BERGSTROM TO APPROVE THE AGENDA AS PRESENTED. MOTION APPROVED 5-0*

E. DECLARATION OF CONFLICT OF INTEREST: None

F. APPROVAL OF MINUTES: 1) May 1, 2024 (re-approve with corrected start time): *MOTION BY JEFF APRILL, SECONDED BY JIM O'ROURKE TO APPROVE MINUTES OF MAY 1, 2024 AS REVISED. MOTION PASSED UNANIMOUSLY. 2) August 7, 2024 MOTION BY JEFF APRILL, SECONDED BY GARY BERGSTROM TO APPROVE MINUTES OF AUGUST 7, 2024 AS DRAFTED. MOTION PASSED UNANIMOUSLY.*

G. NEW BUSINESS: None.

1. Case #2024-03. Request by Roger Landis regarding property at 10989 S West-Bay Shore Dr, Parcel #45-004-016-040-00 for an 18' front yard setback variance to construct front porch. Proposed front porch would not encroach further into front setback than existing home.

Staff provided a brief introduction on the application. They relayed that a Land Use Permit application was filed and it was determined that the proposed covered entry is within the front setback.

Roger Landis of 10989 S West-Bay Shore Dr said that he is before the ZBA as he needs a covered entry so it stops the front walkway from icing up. He said he is a vet and needs the covered entry for health reasons and noted that the roof line will cover the window and door. Sally Krepps of Habitat for Humanity said that they are the ones doing the work. The original plan also included flooring and a rail, but that is out of budget at this time. The ZBA asked questions confirming when the home was constructed, construction materials, and confirming the roofline.

Public Comment was opened at 6:51pm.

Sharon Martin of 11058 S West-Bay Shore Dr said she is in favor of the project but didn't understand the 18' variance. Staff said that the required front yard setback is 30' and as the proposed entry would only be 12' off the front lot line, the variance request is 18'. The ZBA

reiterated that the roofline would not encroach further into the front setback than the existing structure.

No one else stepped forward to comment. **Public Comment closed at 6:54pm.**

The ZBA entered into deliberations and went through draft findings of fact. The Board determined to add a fact Basic Condition 1.d that The request is being made for safety reasons only and is specific to the property. And Basic Condition 1.g that Only a covered roof porch is proposed. The Board then found that Special Condition 2 was met.

MOTION BY JEFF BEAMSLEY, SECONDED BY GARY BERGSTROM TO APPROVE THE VARIANCE NECESSARY TO ALLOW THE CONSTRUCTION OF A COVERED FRONT ENTRANCE BASED ON THE PREVIOUSLY FOUND FINDINGS OF FACT. THE VOTE WAS UNANIMOUS.

H. OLD BUSINESS: None

I. COMMENTS FROM THE CHAIR: None.

J. COMMENTS FROM ZBA MEMBERS: Jim O'Rourke thanked staff for their work.

K. ANNOUNCEMENTS: Clarren relayed that at this time there are no new filings for the October meeting.

L. PUBLIC COMMENT: None

M. ADJOURN: *MOTION BY JEFF BEAMSLEY, SECONDED BY JEFF APRILL TO ADJOURN MEETING AT 7:16 PM. MOTION PASSED.*