

Edenville Township
Zoning Board of Appeals
Variance #83
Oct. 12, 2022
Approved Minutes

Guests present: None

Before meeting was called to order Jim Sperling explained state law regarding ZBA hearings held without the full board. When there is not a full board present if a vote is not unanimous the appeal will “die” with no recourse. The applicant can decide whether to proceed with the meeting or not.

Applicant decides to proceed.

5:59 p.m. meeting called to order by Audrey Southcott

Pledge to flag

Roll call: Jim Sperling, Tim Dana, and Audrey Southcott are present. Dennis Lewis and Mary Herkner are home sick.

Agenda – Jim wants to include “Applicant Presentation” under “Approval of Minutes.” Jim moves to accept the agenda with the inclusion, Tim Dana seconds, motion passes unanimously

Sept 21, 2022 minutes prepared by Mary Herkner – Jim Sperling motions to approve minutes, Tim Dana seconds. Minutes approved by unanimous vote

Presentation by applicants: Mr. Kohtz reviews drawing explaining the church wants to add 28’ to the west of the building. Drawing shows the addition is 13’ over the setback from the south corner.

Mr. Kohtz explains how this 7th Day Adventist congregation serves the community through health clinics, stop smoking clinics, free food giveaways once monthly. Three letters of support from neighbors: Denise Bugby, Cindy Wilson, and Laurie and Jeff Beamers.

Questions – Jim Sperling asking to clarify that the addition is to increase the size of the current dining room. Mr. Kohtz explains that now the dining room isn't large enough for the outreach dinners the church does.

Mrs. Kohtz explains that Pathfinders is also held in that room and the number of youth attending has doubled since Covid.

Discussion

Tim Dana asks where the utilities are in the building. Wants to know about where the underground utilities are for the natural gas – where it runs from the road. Mr. Kohtz isn't sure.

Jim Sperling explains that a building cannot be built over a gas line so if that turns out to be the case the gas line would have to be moved.

Audrey Southcott asks if the kitchen will be expanded when the addition is build. Mr. Kohtz responds about 4'.

No public comments (three letters of support are already included).

Jim explains that the corner lot has two road frontages.

Jim comments that the applicant is a not for-profit organization. \$400.00 has been paid and Jim would like to consider at a later time that \$300.00 be refunded to the 7th Day Adventist Church.

Jim Sperling makes a motion to grant variance #83 to the 7th Day Adventist Church on the corner of M30 and Sandy Ridge Rd. based on

what has been presented in the drawings and not to exceed what has been presented. Audrey Southcott seconds the motion.

Roll call vote: Jim Sperling votes yes; Tim Dana votes no; Audrey Southcott votes yes. Motion does not pass.

Mr. Kohtz asks if he can ask questions and asks Tim why he voted no. Tim answers "One of the things is the location. That is a very busy road and just because you want to build it there ... there are rules to follow and especially on that corner protruding farther out into the ... closer to the road than what is legal."

Mr. Kohtz asks about his neighbor across the street who is closer to the road than zoning ordinance allows. Tim, "especially with M30 I feel that this area is possibly growing and if we continue to allow ... we are going to be closer and closer to the road ... especially with utilities."

Audrey asks if the addition could be reconfigured to meet zoning requirements.

Mr. Kohtz doesn't want to build the addition at an angle.

Mr. Kohtz understands the building will be on a corner, feels that being 100' off M30 and having the building on the Sandy Ridge Rd. would not have an impact on traffic on M30.

Mr. Kohtz thanks the board for hearing the applicant's request.

Audrey Southcott motions to adjourn the meeting. Jim Sperling seconds.

Meeting adjourned,

Audrey Southcott

