

**Cannon Township Zoning Board of Appeals
Regular Meeting Held Tuesday, August 16, 2016 at 6:00 PM**

Business Agenda Items:

ZBA16-4 Jeff & Lori Boss – **Application withdrawn**
7257 Belding Rd Rockford MI

ZBA16-5 Mike & Colleen DeGraaf
6893 Wildermere Dr Rockford MI

Members Present: Betten, Birn, Brod, Eslinger, Hanna

Members Absent: None

Staff Present: Zoning Administrator Lovelace

The invocation was offered by Commissioner Brod.

Approval of Minutes: Move to approve minutes dated April 19, 2016 as written. **MOTION: Birn. SECOND: Betten. Voice vote: Yes – 5, No – 0. Motion carried.**

Public Comments: None.

New Business:

ZBA16-5 Mike & Colleen DeGraaf
6893 Wildermere Dr Rockford MI

Mike DeGraaf spoke with regard to the variance request. The front (lakeside) porch is really more of a room in the house than a porch. They would like a deck to enjoy the lakefront. They would like to square the deck with the edges of the home. There are casement windows on the front so it would be hard to cut the deck in to meet the 8' setbacks. The survey shows the house at 5'6" from the north lot line.

Board Comments: Written comment was received from Marilyn and Edward Williams and Lee & Sue Murphy all in agreement with the request. Birn did not see any reason not to grant the variance. The original house has already been granted a variance.

Move to grant a variance as this is an exceptional circumstance and unique situation. This is not self created. Everyone in the neighborhood has a deck. It is the minimum variance necessary. The deck must be built in line with the existing house and cannot extend further into the side setbacks. MOTION: Birn. SUPPORT: Betten. Roll call: Betten - Yes, Birn - Yes, Brod - Yes, Eslinger - Yes, Hanna – Yes. Motion carried 5-0.

Adjournment: 6:30 p.m.

Next Meeting: September 20, 2016

Julie Lovelace
Zoning Administrator

Mike Hanna
Chair, Zoning Board of Appeals