

Zoning Board of Appeals

August 12, 2024

Meeting Called to Order

4:00pm

Roll Call:

Present: Matt Oesterle, Kurt Kranz, Becky Lott

Approval of Agenda

Motion to approve made by Mr. Kranz, Second by Ms. Lott

Approval of 08/10/2022 Minutes

Motion to approve made by Mr. Kranz, Second by Ms. Lott

New Business:

To receive and consider variance requests at 3056 Okemos Rd. Parcel # 33-06-06-04-400-006. FIVE (5) variance requests in total. Variance requests submitted by Evan Vanderway/Taste Coffee/Alaiedon Township Building LLC.

Variance Requests:

1. A side yard setback of 20'10" at the NW corner of building. (existing)
2. A front yard setback of 40'6" at the NW corner of building. (existing)
3. A front yard parking setback of 4' for four (4) spaces. (new)
4. A front yard building setback of 18' main body. (existing)
5. Unique paving material of parking lot. (new)

ZBA was given a walking tour by engineer David Vanderklock. During the tour ZBA was allowed to visualize and interact with the proposed project engineer and owner. Project is to use the existing footprint with the exception of the south entrance (slight increase). Coffee Shop to remain open during construction. Well on the Okemos Rd side of the property to be removed and capped. Discontinue use of south septic tank and drain field. Maynard Beery is in the process of drawing up plans for an improved septic system. Plan to add some asphalt for parking. Plan to add green spaces. Plan to add a water permeable parking area.

Also in attendance:

- Evan Vanderway (property owner)
- Molly Vanderway (daughter, coffee shop Manager)
- David Vanderklock (site engineer/architect)
- Steven Lott (Alaiedon Twp Supervisor)
- Randy Fedewa (Ingham County Health Department)
- Neil Galehouse (Ingham County Road Commission)
- Leo Allaire (Delhi Fire)

ZBA Decision:

Motion by Ms. Lott:

The Zoning Board of Appeals recommends the following variances be approved.

ZBA vote on 5 variances

- 1. Yeah**
- 2. Yeah**
- 3. NAY**
- 4. Yeah**
- 5. Yeah**

The variances gaining a YEAH vote are all contingent on the property meeting the legal and conforming requirements and recommendations from the following

- Ingham County Health Department**
- Ingham County Road Commission**
- Ingham County Drain Commission**
- Fire Department responsible for the property**

Seconded by Mr. Kranz

Public Comment:

None

Meeting Adjourned

5:05pm

The ZBA strongly discourages use of a driveway and exit to Okemos Rd that travels between the West face of the building and Okemos Rd.

The ZBA strongly recommends removal of shrubbery/bushes as well as tree trimming/removal for improving sight lines exiting property onto Okemos Rd.

Minutes respectfully submitted by Matthew Oesterle