

VALLEY TOWNSHIP
MINUTES FOR ZBA MEETING (VanWingerden)

Date: October 27, 2025

Call meeting to order Erin Wright @7:00pm

ROLL CALL OF MEMBERS

Erin Wright
Christy Foster
Kelly Beatty

AGENDA

- Decide on a chair-person and secretary
- Approve agenda draft
- Approve previous minutes
- Public hearing - Review variance request for
4144 Nantucket Dr. (parcel
0322-450-033-00) and vote if possible

MINUTES

•Tasha Smalley points out we should choose chair-person and secretary before we do anything else.

•Erin Wright was put forth as chair-person for Valley Township ZBA; motion by Christy Foster, supported by Kelly Beatty

Vote passed 3 yes to 0 no

•Kelly Beatty was put forth as secretary for Valley Township ZBA; motion by Erin Wright, supported by Christy Foster

Vote passed 3 yes to 0 no

•Approval of agenda - motion by Christy Foster, supported by Kelly Beatty

Vote passed 3 yes to 0 no

•Unable to approve previous minutes(unable to produce the minutes at this time, former chair Tony Garofalo was in bad health)

•Erin Wright made motion to open public hearing, supported by Christy Foster

•Scott VanWingerden is asking for relief in two variances at 4144 Nantucket Dr. (parcel 0322-450-033-00). Variance #1 is a side setback of 5ft 8in (10ft required), and variance #2 is a front setback of 6ft 10in (30ft required)

•Plans for a two story garage/workshop/mudroom addition and a rendering of what that would look like from the road was viewed.

•Christy Foster points out this is a much larger addition than was first implied, but lets him know we're more than willing to work with them.

•A letter of support from Ed & Mary Miller was also shared (the neighbors to the north of the property 4144 Nantucket Dr.). attached copy

•The placement of well & septic force garage to be on front of the home (facing the street).

•Neighbors set a similar precedent with front setback.

•Kelly Beatty points out the possibility of altering the south side jut out on the addition plans in order to meet the 10ft side setback requirement.

•The board believes they have enough information to vote.

•Erin Wright asks the public present if there are any questions or comments before we vote.

•Erin Wright asks for vote for variance #1 the side yard, Erin Wright makes motion for relief, Kelly Beatty supports

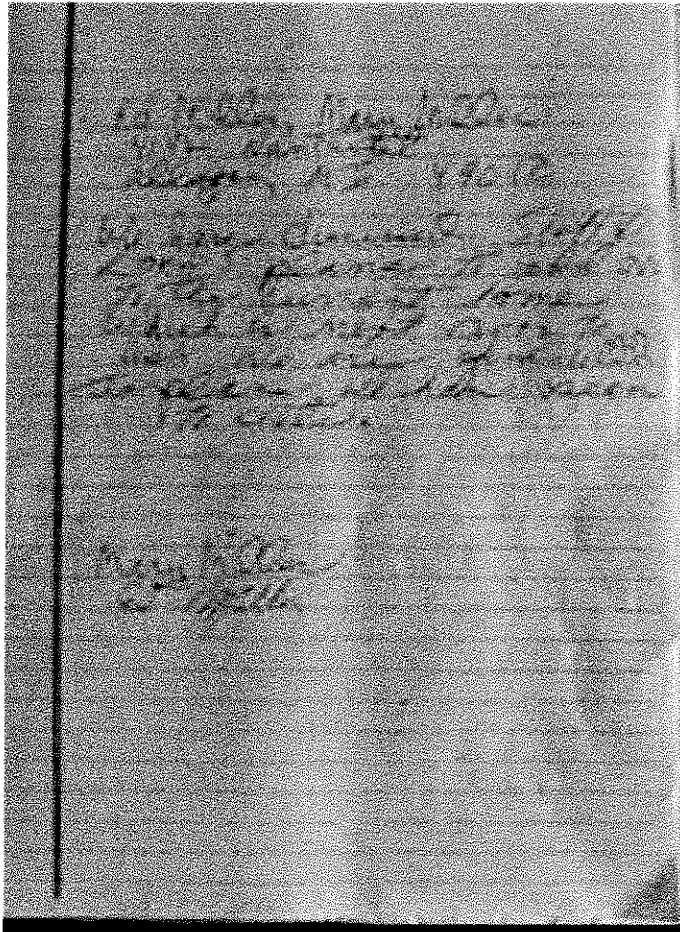
Vote denied relief 0 yes to 3 no

•Erin Wright asks for a vote in variance #2 the front yard, Erin Wright makes motion for relief, Kelly Beatty supports

Vote relief granted 3 yes to 0 no

•Adjourned @7:35pm Erin Wright made motion to adjourn, Christy Foster supported, Kelly Beatty supported

Prepared by Kelly Beatty, Secretary for Valley Township ZBA



Final Decision of the Valley Township Zoning Board of Appeals

Hearing Date: 10/27/2025 Applicant: Scott VanWingerden

Address: 4144 Nantucket, 0322-450-033-00

Request: Side yard variance relief of 4'4", Front yard relief of 23'2"

Reason:

- Pie shaped parcel
- Septic and water line placement
- Precedence next door
- House is a lakefront property and needs 75ft setback from water

ZBA Decisions:

Side yard relief: Not approved

Voting:

Kelly Beatty: No
Christi Foster: No
Erin Wright: No

Rationale: They can modify the plan to not impact neighbors

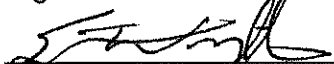
Front yard relief: Approved

Voting:

Kelly Beatty: Yes
Christi Foster: Yes
Erin Wright: Yes

Rationale: Pie shape, lakefront, does not impact neighbors, precedence

Signature of ZBA members for decision:

 (Erin Wright, Chair)

 (Kelly Beatty, Secretary)

 (Christi Foster, Board representative)

I, Brian McCarty the Zoning Administrator of the ZBA for Valley township, certify that on 10/27/25 date I witnessed the signatures set forth above and attest to the accuracy of this report.

