

Gun Plain Township
Zoning Board of Appeals
Minutes of May 1, 2018

Members present; Oosting, Busk, Kopka, Sullivan, Webber

Election of Officers

Motion by Kopka 2nd Webber to elect Tim Oosting as Chairperson Approved

Motion by Oosting 2nd Kopka to elect Rob Busk as Vice Chairperson Approved

Motion by Oosting 2nd Kopka to elect Webber as Secretary Approved

Motion by Kopka 2nd Busk to approve the minutes of May 3, 2016 Approved

Motion by Kopka 2nd Busk to approve the agenda as amended add Interpretation of Section 19.09 H12-Excavations Approved

Motion by Sullivan 2nd Kopka close the regular meeting and open to public Approved

Chad Kruithoff -66 10th St., Parcel # 03-08-032-035-00
Requests a variance of 10 feet to the rear yard setback

Shelley Simons 100 S. 10th St.-She would like him to adhere to the setback and would like to see less density. The Future Land Use Map shows that area turning to Agriculture.

Matt Elzinga-resides just south of the property-He is not opposed to the storage buildings but would like the setbacks adhered to, is also concerned with fire and safety issues/access.

VanDenBerg-read the letter from the Gun Plain Fire Department which is attached to the minutes.

PCI confirms that barbed wire along the top of the fence is allowed.

Motion by Oosting 2nd Webber to close the public meeting and open the regular meeting Approved

The Board members went through the criteria for a non-use or dimensional variance;

1. With a 50 foot setback he would loose five buildings and a financial loss of \$2500 per month.
2. Compromising with a 25 foot setback he would loose one building and would need to shorten one building.
3. Yes, because of the shape/contour of the property.
4. This is not self created

Motion by Kopka 2nd Busk to approve the 25(twenty-five) foot setback variance on the portion of the property that abuts the Agricultural Zone for Chad Kruithoff, 66 10th St., Parcel # 03-08-032-035-00. Roll Call; Busk-yes, Oosting-yes, Kopka-yes, Sullivan-yes, Webber-yes Motion Approved

Interpretation of 19.09 H12-Excavations

Motion by Kopka 2nd Sullivan to interpret Section 19.09 H12-Excavations to read instead of Township Board it should be the Township Planning and Zoning. Approved

Motion by Kopka 2nd Oosting to adjourn Approved

D.Webber

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Subject: Storage unit proposal

From: Kris Currier <gptfd230@gmail.com>

Date: Mon, Apr 30, 2018 6:56 pm

To: Mike VanDenberg <mvandenberg@gunplain.org>

To the gun plain township planning commission:

After reviewing the storage unit proposal on 10th st in gun plain, we the fire department do not approve or disapprove, but are only going to advise the planning commission on a few concerns that we have.

(1) the distance between the building's.

10 ft is very close area. Radiant heat from one may cause the other to catch fire. Exposure issues.

(2) no access to get trucks, equipment between or behind building's.

(3) distance to back of the property. If the back building's are on fire it will require us to relay water in from the road, this will require other departments to help and may need fire suppression. (no water sources on property)

(4) front gate, how will we get in? Key? Code?. Will the gate stay open or close by its self?

Please feel to reach out to us if you have any questions or concerns.

Thanks,

Gun plain township fire department

Assistant chief

Kris currier

1-269-329-9246