

Gun Plain Charter Township
Zoning Board of Appeals
November 19, 2019

Meeting called to order by Busk at 7:00 PM

Members present: Busk, Kopka, Sullivan, Travis
Member absent: Oosting

Approval of Minutes: Motion by Kopka, 2nd Travis, to approve the Minutes of October 28, 2019 Meeting. Motion approved.

Open to the Public: Motion made by Kopka, 2nd Travis to close Regular Meeting and Open to Public Hearing. Motion approved.

Public Hearing: Agenda Item: Request by Mr. Clyde H. Rankin Jr., 614 11 Street, to be granted a side and back Lot Line variances to construct a 40' x 100' by 14' Pole Barn. The requested Pole Barn location to be 5' from the North side lot line and 10' from the back lot line of the noted 614 11th St. property.

Public Comments: None. However, the parties owning the property adjacent to the side lot line, the Gun Plain Skeet Club, have advised that they have no objection to the proximity of the proposed building should the variance be granted. The layout, building, materials, color and proposed use were discussed in detail with and by Mr. Rankin.

Motion to close Public Hearing and open Regular Meeting made by Travis, 2nd Kopka. Motion approved.

Finding of Facts:

1. Given the layout of the building and its proposed/intended use, the requested side lot and rear lot lines variance was determined to be reasonable and appropriate for planned use of the land and building.
2. The opportunity for a lesser relaxation, given the building layout and use, while reasonable, does not allow for maximum utility and with no conflicts identified was determined not to be necessary.
3. The variance request is due solely to the unique and desired configuration of the

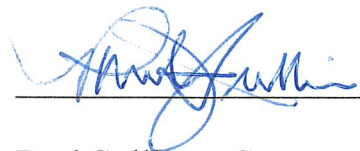
proposed building itself and not general neighborhood/ area conditions.

4. The proposed building layout and land use necessitate a variance request to meet an efficient and effective use of the property.

Following Facts Review, the motion was made by Kopka, 2nd Travis to grant the requested 5' Side Lot Line variance and the 10' Rear Lot Line Variance. Motion was approved.

Motion to Adjourn made by Kopka, 2nd Busk. Motion approved.

Meeting was adjourned at 8:00 PM.

 03 JUNE 2020

Paul Sullivan, Secretary