

Gun Plain Charter Township
Zoning Board of Appeals
July 30, 2019

Meeting called to order by Oosting at 7:00 PM

Members present: Oosting (Chair), Busk, Kopka, Sullivan, Travis

Approval of Minutes: Motion by Busk, 2nd Travis to approve the Minutes of May 07, 2019 Meeting. Motion approved.

Open to the Public : None

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

Public Hearing: Agenda Item – Request by Mrs. Denise Keely, 956 James Street, Plainwell, Michigan for a Zoning Variance to build a garage/ storage building (only) on Parcel # 03-08-420-028-00. The Parcel noted above is located directly across the street from the Keely's residence and current zoning restrictions require a home to be built on the parcel in addition to and before any storage facility can be constructed. Mr. Barry Keely and Mrs. Keely both spoke in support of the request pointing out that the storage building is needed given that their principal residence, located in close proximity to the Kalamazoo River, does not offer a basement nor adequate storage capability due to it's location.

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

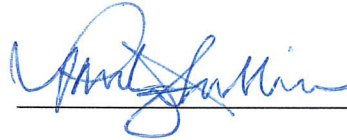
Finding of Facts: The variance is necessitated, as noted, by the need to store personal property of the Keely's and the inability to do so on their primary residence property due to its location with respect to the river and the resultant absence of basement and above-ground storage capability. The issues and impacts related to the request were discussed by the Board with Mr. & Mrs. Keely. The Board noted the willingness of the Keely's to address the specific issue of the structures requirements for the Parcel in question and to provide for appropriate contingencies regarding future use of said Parcel.

Given the unique circumstances of the request and the current zoning restrictions for the Parcel in question, the Board approved the request with the following specific stipulations and contingencies:

Approval is granted provided that the Residents (The Keely's) prepare (have prepared) and file with the Registrar of Deeds, Allegan County, Deed Restrictions requiring any future sale of the Primary Residence Parcel (956 James Street, Plainwell) to include the sale of this Parcel as well OR , if sold separately, the Keely's must tear down and remove the approved storage structure and restore Parcel # 03-08-420-028-00 to its original and pre-approval condition prior to sale.

Motion to approve the request as stipulated made by Kopka, 2nd Travis. Motion approved.

Motion to Adjourn made by Kopka, 2nd Busk the Meeting at 7:20 PM. Motion approved.



Paul Sullivan, Secretary