

Gun Plain Charter Township
Zoning Board of Appeals
August 20, 2019

Meeting called to order by Busk at 7:00 PM

Members present: Busk, Kopka, Sullivan, Travis,
Absent: Oosting

Approval of Minutes: Motion by Kopka, 2nd Travis to approve the Minutes of July 30, 2019 Meeting. Motion approved.

Open to the Public: None

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

Public Hearing: Agenda Item – Request by Mr. Dustin Hubbell, 772 Doster Road, Plainwell, Michigan for a Zoning Variance to build a 32' x 48' x12' garage/ storage Out Building on Parcel # 03-08-013-001-30. The Parcel noted above is Mr. Hubbell's primary residence. Current zoning restrictions require side lot and back lot set backs of 50 ft. (50 ft. for each side and 50 ft. for the back lot as well). Mr. Hubbell is requesting a variance to reduce the east side lot and the back lot set backs to 5.0 ft. to facilitate building of the noted storage building. Mr. Hubbell noted that such a variance, if granted, will allow for a building placement that will not impinge on the current drainfield location and will allow for potential future expansion of the family residence.

Public Comments: A letter to the Board, received from Mr. & Mrs. Larry Snow, immediate neighbors (North) of Mr. Hubbell, was read aloud and as Mr. & Mrs. Snow were present, was discussed. The Snow's object to the granting of the requested variance as they consider the requested reduction from current restrictions to be excessive. Further, they expressed concern that such a restriction reduction could set the stage for future and additional reductions thus making “the area less desirable”.

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

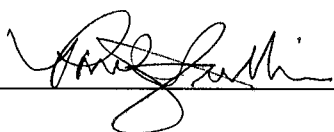
Finding of Facts: The variance is necessitated, as noted, by the need to store personal property of Mr. Hubbell coupled with the current location of his drainfield and desire to allow for future home expansion/ addition. The issues and impacts related to the request were discussed by the Board and reviewed with Mr. Hubbell. The Board noted the comments of the Snow's and the size and placement of the proposed storage structure. In the course of the Facts Review and Criteria evaluation, a question was raised with regard to out building maximum size restrictions if any. As the answer was not immediately available, the Board requested Mr. Van Den Berg, Township Administrator, to contact Professional Code Inspections (PCI), the Township's Code Authority, to provide the required information.

In the absence of the needed additional information regarding any maximum building size restrictions. The Board moved to table the review and decision until maximum building dimension requirements were known and confirmed.

Motion to "Table the Decision until the currently scheduled next meeting, September 23, 2019" was made by Kopka, 2nd Travis. Motion approved.

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

Meeting was adjourned at 7:43 PM.



Paul Sullivan, Secretary