

Gun Plain Charter Township  
Zoning Board of Appeals.  
Meeting minutes /August 23, 2021

Board members signed in for record purposes.

Meeting called to order: by Vice-Chair Sullivan at 7:00 P.M.

Roll call/Introduction of Board Members: by Sullivan. Wilson, Kopka, Busk.

In attendance/absent: Chair Oosting, absent. Present, Gun Plain Charter Township Supervisor, Mike VanDenBerg. Board requesters, Steve Ridderman and John Ridderman of Ridderman & Sons Oil Co Inc, Plainwell, MI 49080

Approval of March 30, 2021 minutes: First version to approve by Sullivan; 2nd by Kopka; revised version of minutes to approve by Sullivan; 2nd by Busk. Motion Approved.

Motion to close regular meeting and open meeting for Public Hearing: Motion to Close by Kopka; 2nd by Bush. Motion approved.

Presenting before the Board, Steve Ridderman and John Ridderman of Ridderman & Sons Oil Co. Inc, Plainwell, Michigan:

Steve Ridderman requested a variance to Lot 65.

Variance would need to change Section 17.07 B: minimum lot width from 200' to 152.16'. Specifically, the variance is for a reduction of from the required frontage minimum of 200 ft. per Section 17.07 B to 152.16 ft. Per Mr. Ridderman, the requested reduction is to facilitate the construction of a gas station that will be open to the public and the construction of a convenience store on the same site.

Meeting open to the Public for comments: None

Motion to close Public Hearing and re-open regular meeting: Motion to close by Busk; 2nd by Kopka. Motion passed.

ZBA to evaluate four criteria for variance approval:

1. Would strict compliance with the strict letter of the Zoning Ordinance..., or would conformity be unnecessarily burdensome?  
Finding, yes
2. Would granting the requested variance do substantial justice to the applicant as well as to other property owners in the district, ...and be more consistent with justice to other property owners?  
Finding, yes
3. Is the plight of the property/applicant due to unique circumstances of the property and not to the general neighborhood conditions in the area?  
Finding, yes
4. Are the practical difficulties alleged self-created?  
Finding, No

Agenda Item:

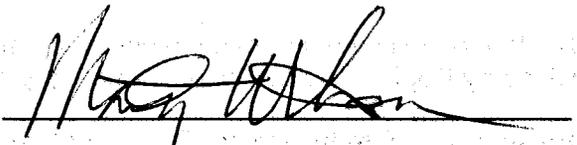
1. Request from Ridderman & Sons Oil Co. Inc., 580 10th Street, Plainwell, Michigan for a variance for a minimum lot width from 200 feet to 152 feet.

Motion to approve by Sullivan; 2nd by Kopka. Motion approved.

Other Agenda Items: None

Motion to adjourn: Motion made by Kopka; 2nd by Busk

Meeting adjourned at 8:05 P.M.



Monty Wilson, Secretary