

**GUN PLAIN TOWNSHIP  
Zoning Board of Appeals  
Minutes of February 27, 2023**

**ZBA Members Present:** Oosting, Sullivan, Kopka, Joslin, Bennick  
Mike Vandenberg, Gun Plain Township Supervisor

**ZBA Members Not Present:** None

**Meeting Called to Order:** President Oosting called the meeting to order at 6:01 PM EST.

**Introduction of Board Members:** The five members present introduced themselves.

**Approval of February 1, 2023 Minutes/Agenda:** Motion made by Sullivan, seconded by Joslin, 5-0. Approved.

**Open to Public Comment:** None

**Agenda Item:**

1. Request from US 131 Properties, 623 11<sup>th</sup> Street, Plainwell, Michigan for a variance not to have fencing around storage units. Parcel #03-08-018-085-10.

**Procedures Followed by Board to make a Decision:**

1. Motion to Close Regular Meeting and Open Public Hearing: Motion made by Kopka, seconded by Sullivan, motion carried 5-0.
2. Applicant states request: None
3. Open to Public Comments: None
4. Motion to close Public Hearing and re-open regular meeting: Motion made by Joslin, seconded by Oosting, motion carried 5-0.
5. Evaluate criteria for a Variance: See Below:

**Objective criteria to evaluate a non-use or dimensional variance-  
"Practical Difficulties"**

**#1.** Would strict compliance with the strict letter of the Zoning Ordinance regulating the minimum area, yard setbacks, frontage, height, bulk or density or other regulation render conformity with such restrictions on the Zoning Ordinance keep the owner from using the property for the permitted use, or would conformity be unnecessarily burdensome? **Yes, 5-0**

**#2.** Would granting the requested variance do substantial justice to the applicant as well as to the other property owners in the district, or would a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with the justice to other property owners? **Yes, 5-0**

**#3.** Is the plight of the property owner/applicant due to unique circumstances of the property and not to the general neighborhood conditions in the area? **Yes, 5-0**

**#4.** Are the practical difficulties alleged self-created? **Yes, 5-0**

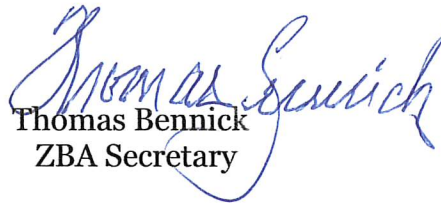
**6.** Motion and Second: Motion made by Sullivan, second by Joslin to approve variance, approved 5-0.

**Other Agenda Items:** None

**Adjournment:** Motion made to adjourn by Joslin, second by Oosting, approved 5-0.

**Meeting adjourned at 6:36 PM.**

Respectfully Submitted,

  
Thomas Bennick  
ZBA Secretary