

Gun Plain Township
Zoning Board of Appeals
Minutes of September 1, 2026

Members present; Sullivan, Joslin, Cahoon, Pearson

Motion by Sullivan 2nd Joslin to approve the minutes of June 10, 2025 Approved

Motion by Joslin 2nd Cahoon to approve the agenda as amended add election of officers and accept the resignation of Tim Oosting all approve.

Election of Officers

Motion by Pearson 2nd Joslin to elect Paul Sullivan as chairperson all approve.

Motion by Joslin 2nd Pearson to elect Chris Cahoon as vice chairperson all approve.

Motion by Cahoon 2nd Pearson to elect Richard Joslin as secretary all approve.

Motion by Sullivan 2nd Joslin to accept the resignation of Tim Oosting all approve.

Agenda Items

1.Request from Deborah Holtman 471 105th Ave., for a variance of 30 feet road frontage from 150 feet to 120 feet for a split of Parcel #03-08-022-003-00

Motion by Cahoon 2nd Joslin to close the regular meeting and open to the public approved. There was no public comment, letters or calls for or against the request.

Motion by Joslin 2nd Cahoon to close to the public and open the regular meeting approved. The Board went through the Criteria

1. 4-Yes
2. 4-Yes
3. 4-Yes
4. 4-No

Motion by Pearson 2nd Joslin to approve the request from Deborah Holtman 471 105th Ave., Plainwell MI for a variance of 30 feet road frontage from 150 feet to 120 feet for a split of Parcel #03-08-022-003-00. All Approve

2.Request from Kaley Wright 995 106th Ave Plainwell for a variance of the Gun Plain Township Zoning Ordinance paving requirement for Parcel #03-08-017-036-00, for a Micro Event Center.

Motion by Pearson 2nd Joslin to close the regular meeting and open to the public Approved There was no public comment, letters or calls for or against.

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Board Discussion

Currently has a gravel parking lot and they would like to expand the parking area.

The specifications require 4 inches of gravel.

The concrete pad for handicap parking is slightly undersized and they would need to make 2 spaces with an unloading area.

Concerned with the gravel surface and weather, snow plowing, ponding and water runoff.

This is the only non-paved business in the area.

It would be a huge financial burden to pave.

The Road Commission requires that the entrance/exit to the road is paved.

They offered to put a maintenance agreement together.

Criteria

#1 Joslin-no Pearson-yes Cahoon-yes Sullivan-no

#2 Joslin-no Pearson-yes Cahoon-yes Sullivan-no

#3 Joslin-yes Pearson-yes Cahoon-yes Sullivan-yes

Unique circumstances of the property, the size of the building lot and placement of the septic.

#4 Joslin-no Pearson-no Cahoon-no Sullivan-yes

The difficulties are relevant to the business plan.

Motion by Cahoon 2nd Pearson to grant conditional approval to not pave contingent upon acceptance of the maintenance agreement by the Township Zoning Administrator for Kaley Wright, 995 106th Ave Plainwell, MI 49080, Parcel #03-08-017-036-00. All Approve

Motion by Pearson 2nd Joslin to adjourn approved