

Minutes of the Gun Plain Twp. Zoning Board of Appeals Meeting November 20, 2014

Meeting was called to order by Chairman Jack Kellogg at 7:00 p.m.

Members present: Ron Kopka, Rob Busk Tim Oosting, Connie Haan and Jack Kellogg

Township Supervisor: Mike VanDenBerg

No Public

Applicant: Mike Messer – Owner M&M Storage LLC

Approval of Minutes - All previous meeting minutes have been approved.

Motion Busk/Kopka to close the regular meeting and to open the public hearing, Carried

- **Agenda Item:** Request from M&M Storage (Mike Messer) for a variance to eliminate the requirement for a chain link fence surrounding the property. Location is 472 10th St. Plainwell, MI 49080. Parcel #03-08-019-022-30 and #03-08-019-31.
- Jack Kellogg explained the procedures followed by Board to make a decision and introduced the Board Members.
- Kellogg refereed to two sections of the Zoning Ordinances that address fencing around storage facilities. One on page 100, Section 11.09 and in C-1, C-2 item F: side and rear yards.
- Site plans of the facility were available for Board review.

1. Applicant states request:

Mike Messer – owner of M&M Storage prepared a written response outlining the reason to request a variance to eliminate the chain link fences for this facility.

He stated the following:

- Chain link fence does not fit into this location
- Chain link fence is too industrial
- This area has a more residential small town atmosphere
- A fence would be intrusive (ugly) Grass and tall weeds would grow up on both sides of the fence.
- Fence would become rusty in a few years and become an eye sore
- We have a total of 5 locations. They are all well maintained. I believe curb appeal is a big part in keeping our buildings 100% occupied most of the time. An ugly fence would not benefit our business or the local area any way.

Open to the Public – The residents of the area were notified of this request. There were no residents at the meeting, however the Township Office did receive communications from area residents. Residents expressed support of the variance to eliminate the fence.

Motion Tim Oosting/Ron Kopka moved to close the public hearing open regular meeting Carried.

Members Comments and Questions: After discussion the Board agreed a chain link fence was unnecessary in this location. Other storage units in the area that do have fences are in more commercial areas and remote areas which seem to require more security. This is a residential area and a chain link fence can become unsightly. Presently M&M Storage keeps a well-maintained area and a chain link fence would be in the Board's opinion unsightly and unnecessary unless security became an issue. Being no further discussion and taking into consideration criteria to evaluate a variance and resident comments.

Motion Kopka/Oosting to approve the request of a variance to eliminate the requirement for a chain link fence surrounding the property. Location is 472 10th St. Plainwell, MI 49080. Parcel #03-08-019-022-30 and #03-08-019-31. Roll Call Vote: Busk yes, Haan yes, Kopka yes, Oosting yes, Kellogg yes 5 yes 0 no Motion Carried.

Other Agenda Items: No Additional Items.

Adjournment: Motion Oosting/Busk to adjourn at 7:17 p.m.

Respectfully submitted,

Connie Haan, Secretary