

Grant Township Zoning Board

Meeting Minutes

August 30, 2018

Opening

The meeting was called to order by Chairman, Mike Bouwkamp at 6:55 pm.

Present

Mike Bouwkamp, Janet Lesley, Tom Stuart, Mark Starr, Brian Heminger, and Sam Scholtens as alternate

Absent

Jeff Klomp has resigned as he has recently moved from the township

Approval of Minutes

The board read the minutes from the last hearing held on December 14, 2017. Janet made a motion to approve the minutes with a correction to a name spelling. The motion was seconded by Mark, all were in favor and the motion passed.

Purpose

To review a request made by Mr. Contreras to construct a pole barn that will not meet set back requirements.

Mr. Contreras began construction in the fall of 2017 without permits, building on to his present barn that was no longer stable and falling down. The new construction would be 24 x 54. Framing and rafters are in progress.

Mike explained to the applicant that a variance is either granted or denied on the property itself, not the person. The proposed building does not meet set back requirements of the township. There is also another partially constructed building located in the back portion of the property.

Using the variance request checklist, the board answered:

#1 – NO by all

#2 – NO by all

#3 – YES by all

#4 – YES by all

#5 – YES by all

#6 – YES by all due to the home next door

**** If the answer to questions 1,2 or 4 is NO or if the answer to questions 3 or 5 is YES, the variance request must be denied.

Sam Scholtens made a motion to approve the request, regardless of checklist results, seconded by Mark Starr. All other members opposed. Request was denied.

Mr. Contreras was informed that he would have to move the structure, permits be purchased and construction needs to follow Township ordinance guidelines.

Finding Fact:

Mr. Contreras property is large enough and house is located in a position to allow this size building to be constructed easily within ordinance guidelines. It was a personal preference to move it outside of these boundaries.

New Business:

Kim presented a newly received variance to the board. Wigent Brothers LLC would like to build a pole barn on the property located across the street from Paul Wigent.

After review of the information, the board has questions regarding who is the actual owner of the house, Paul or the LLC. If both properties are not owned by the same owner, the request would need to be denied. In building a barn on property without a house, our ordinance states that a house would need to be located on the property and be built either before or at the same time as the barn. Cottage may need to be constructed before proposed outbuilding.

Set back from the road would need to be 60' and site plan states 7'.

Adjournment:

The meeting was adjourned at 7:45 pm by: Mike Bouwkamp. The next meeting is undetermined at this time.

Minutes submitted by Recording Secretary:

Gladys VeltKamp, Clerk