

Grant Township Zoning Board

Meeting Minutes

July 13, 2017

Opening

The meeting was called to order by acting chairman, Mark Starr in the absence of Mike Bouwkamp

Present

Janet Lesley, Carl Wynkoop, and Mark Starr

Absent

Mike Bouwkamp, Sam Scholtens, and Doug Berends (resigned)

Approval of Minutes

The minutes from the February 9, 2017 meeting were read individually and a motion to approve was made by Janet Lesley, seconded by Carl Wynkoop, unanimously approved as written by the board, with no additions or corrections.

Purpose

To review the Non-use variance request submitted by Shirley Scott & neighbor, David Booth. This request would allow a new division and property exchange between Mrs. Scott and Mr. Booth. Currently there is only 12" separating Mr. Booth's garage and their shared line. The proposed new division would create a 6' space on Mrs. Scott's side and a 7' space on Mr. Booths garage and the shared line. Mrs. Scotts property is just one acre, and neither parcel meets the current township requirements for setbacks.

This meeting was called to order at 7:11 by Mark Starr acting Chairperson in the absence of Mike Bouwkamp.

Mr. Booth has owned his house since the 1980's and built his 30 x 40 garage over 20 yrs. ago. As he was not present at this meeting it is assumed that Mr. Booth thought that he owned the 12' of property when the garage was built. The lots are grandfathered in but if at a later date someone wants to build on this property, they would need to meet current standards. There are 3 issues at hand:

1. Setbacks would not be met
2. It would give Mrs. Scott less than one acre making her lot non-conforming

3. Mr. Booth would not have enough frontage to be a conforming lot

Using the 7-pt. list the following votes were cast:

1. NO – by all
2. NO – by all
3. YES – by all applicant would be under 1 acre
4. NO – by all – it affects both
5. YES – by all – Mrs. Scott signed the letter
6. NO – by all
7. NO conditions imposed

Finding facts: Mrs. Scott is currently conforming in zoning with one acre of property this split would make her non-conforming and could affect any future sales or requests. Approving the split would make both non-conforming where currently Mr. Booth's property is the one in violation. Setbacks on Booths property would also be non-conforming if approved making future sales or changes difficult if not impossible.

Roll Call Vote: NO vote cast by all members. Motion denied.

Adjournment

Meeting was adjourned at 7:55 pm by: Mark Starr. The next meeting is undetermined at this time.

Minutes submitted by: Melissa Cunningham, Deputy Clerk

Typed by: Gladys VeltKamp, Clerk