

# **Grant Township Zoning Board**

Meeting Minutes  
November 17, 2016

## **Opening**

The regular meeting of the Grant Township Zoning Board was called to order at 7:00 pm. on November 17, 2016 by Mike Bouwkamp, Chairman

## **Present**

Doug Berends, Mike Bouwkamp, Janet Lesley, Carl Wynkoop and Mark Starr

## **Approval of Minutes**

The minutes from the June 2016 meeting were read individually and unanimously approved by the board at the end of these hearings, with no additions or corrections. A motion to approve was made by Janet Lesley and seconded by Mark Starr.

## **Open Issues**

Three hearings this date; Ouwinga, Gorecki/Bergers and VeltKamp

### 1) Ouwinga – 7:00 pm

Kim Martens provided background of the requests made by Mr. Ouwinga in 2012 for his pole barn. There has now been a lean to (14x48) added without the permission of the board that is used for loading purposes. The Planning Commission denied the request as not conducive to zoning.

Using the 7 question checklist the board reviewed the request and voted and denied the request for variance and a letter will be sent to the applicant stating that no further non – conforming use variances will be granted without prior application. Meeting adjourned to complete next schedule meetings.

### 2) Gorecki/Bergers – 7:30 pm.

Applicants (Bergers) are requesting permission to build a pole barn on a parcel they are wanting to purchase from Gorecki's. The lot was originally 5 lots in 1929 and now is 1 lot, zone residential (1980's) It does not meet any setback requirements. They would combined this parcel with their current parcel located across the street if purchased. There are some discrepancies on current surveys which will need to be resolved.

Letters were received from neighboring properties regarding the building of a pole barn on a wetland, the entrances to the building and how it would affect traffic, raising the lot

to the current road height and if all permissions have been received from the DEQ and Drain commission. It has not yet been confirmed if the property is actually a wetland.

Approval would be contingent on the conditions that all parcels be tied together, never to be sold separately and that pole barn would not have power run to it. Building approval must also be obtained from the Hess Lake Board as the building would be within 500' of the lake. The ZBA will be checking with attorney for Deed restrictions.

A motion to table the hearing until additional information has been received was made by Doug Berends and seconded by Carl Wynkoop. Three neighbors have requested to be notified when and if another meeting is scheduled. Clerk has the request list on file.

3) VeltKamp – 8:00 pm.

Kim Martens provided background on this non-use variance – lots involved were illegal lots when created. An ordinance created by the township in 1992 states that residential sites have a 20' set back. Home was built approx. 1979 and applicant is requesting permission to add on creating setbacks of lesser dimensions. There is no opposition from neighboring properties.

Fact Find: existing non-conforming line will not be creating new non-conforming lines. Using the 7 question checklist the board voted to approve the request with Janet Lesley making the motion to approve and Mark Starr seconded with no conditions imposed.

1) Ouwinga – Resumed 8:30pm.

Fact Find: This business has evolved into a large commercial business. Question: Where does the line of authority begin an end? Does the board carry the authority to force a tear down or fines? If so, which and amount? Will need to follow up with our planner and attorney for further direction.

### **Adjournment**

A motion to adjourn the meeting was made by Mark Starr and seconded by Janet Lesley. Meeting was adjourned at 9:00pm. By: Mike Bouwkamp. The next meeting is undetermined at this time.

Minutes submitted by: Gladys VeltKamp, Clerk