

Grant Township Zoning Board

Meeting Minutes

June 7, 2016

Opening

A public hearing of the Grant Township Zoning Board was called to order at 7:06 p.m. on June 7, 2016 by Mark Starr, acting Chairperson.

Present

Doug Berends, Carl Wynkoop, Mark Starr, Janet Lesley, Kim Martens and recording secretary, Gladys VeltKamp . Absent: Mike Bouwkamp

Purpose

HEISS - To review the two part application by Lewis Heiss for properties located at 3798 and 3790 E 124th St. Part A – to split 3 acres and combine remaining two acres with adjacent parcel. Part B – To replace current 1967 single wide mobile home with a 1999 16 x 76 mobile home.

Kim Marten stated the facts of the request. It was verified by the clerk that no responses by mail, fax, e-mail or have been received by adjoining property owner within 300ft of the above.

The board went through the variance request checklist and the following conditions were imposed:

- Property owner must obtain a new survey
- An additional driveway must be utilized for newly created parcel
- A change in setbacks creating a 20' block area around neighboring house must be completed
- The removal of old mobile home from property must be completed within 60 days of occupancy in new home
- A demolition permit will be needed if old home is not moved

Finding of the facts

- Narrow grandfathered lots
- Improvement of safety with home upgrade

The Vote

Janet Lesley moved, seconded by Carl Wynkoop to approve the use/nonuse variance request of Lewis Heiss on June 7, 2016 with the above mentioned conditions imposed. Roll Call vote resulted in 4 – Yeas and 1 – Nay. Motion passed.

Adjournment

This meeting was adjourned at 7:25 pm.

A second public hearing of the Grant Township Zoning Board was called to order at 7:37 p.m. on June 7, 2016 by Mark Starr, acting Chairperson.

Present

Doug Berends, Carl Wynkoop, Mark Starr, Janet Lesley, Sam Scholtens, Kim Martens and recording secretary, Gladys VeltKamp . Absent: Mike Bouwkamp

BISSON – Review of the application made by the Bisson Brothers for property located at 11894 S Willow Ave. Grant. The request is to split the current parcel and allow for the sale of the residence located on the property while retaining the remaining land without the required road frontage until neighboring property can be purchased and added to this piece.

Kim Martens presented an overview of the variance request.

It was verified by the clerk that no response by mail, email, fax or phone has been received by neighboring parcel owners. One neighbor, Luke Skrabis is present as he has a question regarding the 60’ easement/right of way located off of Willow Ave.

Using the Variance request checklist, the board imposed the following conditions:

- Property owners must purchase a minimum of 1 additional parcel (either 001 or 003) along road and add to retained parcel with a new survey and parcel number
- Before the sale of the lot with house can be completed, a new survey which includes a deed for the maintenance and use the 60’ easement including specific ‘named’ permissions for usage be contained. Owner to ensure that all buildings meet required set backs are met and stakes are in ground at all 4 corners.
- If a second (4 acre) parcel is purchased it will not be necessary to come back to the board to add to their property.

Finding Facts

- Approval will add road frontage to parcel
- Makes parcel available for sale with preconditioned non-conforming lot
- Moves AG use away from residential use

The Vote

Sam Scholtens moved, seconded by Carl Wynkoop to approve the nonuse variance request of the Bisson Brothers on June 7, 2016 with the above mentioned conditions. Roll call vote resulted in 5 – Yeas and 0 – Nays – Unanimously approved.

Adjournment

The meeting was adjourned at 8:27pm.

There are no regular scheduled meetings at this time.

Minutes submitted by: Gladys M VeltKamp, Clerk