

GAINES CHARTER TOWNSHIP ZONING BOARD OF APPEALS – REGULAR MEETING

Township Board Room - 8555 Kalamazoo Ave. S.E. Caledonia, MI 49316

DRAFT Agenda

7:00 p.m. – Wednesday, August 13th, 2025

- I. Call to Order and Roll Call**
- II. Consideration of the Meeting Agenda**
- III. Consideration of May 14th, 2025, Regular Meeting Minutes**
- IV. Inquiry of Conflict of Interest**
- V. Advertised Public Hearing**
 - 1. 9720 Hanna Lake Avenue (ARR, Agricultural/Rural Residential)**
Dimensional Variance – Reduce Street Side Yard Setback from 60 feet to 20 feet
- VI. General Discussion Items**
- VII. Other Reports**
- VIII. Adjournment**

*Please note that advertised public hearings will not start before the noted time, but may start later due to the length of other agenda items. All interested persons are invited to attend and participate. Persons with disabilities needing accommodation for effective participation in the meeting should contact the Township Office at 616-698-6640 one week in advance to request mobility, visual, hearing or other assistance.

**DRAFT MINUTES OF THE GAINES CHARTER TOWNSHIP ZONING BOARD OF APPEALS REGULAR
MEETING
HELD ON MAY 14th, 2025
GAINES CHARTER TOWNSHIP
8555 KALAMAZOO AVENUE SE CALEDONIA, MICHIGAN 49316**

I. CALL TO ORDER AND ROLL CALL

Chair Ringnalda called the meeting to order at 7:00 PM.

MEMBERS PRESENT: Hilton, Wiersema, Ringnalda, Peacock, and Kooiman

MEMBERS ABSENT: None

OTHERS PRESENT: Dan Wells, Community Development Director; Dakota Swan, Assistant Planner

II. CONSIDERATION OF MEETING AGENDA

III. CONSIDERATION OF MEETING MINUTES

Motion: Motion by Peacock, supported by Wiersema, to approve the Zoning Board of Appeals regular meeting minutes from April 9th, 2025, with corrections.

Discussion: Wiersema pointed out that Standard 4 was not addressed in the minutes; Chair Ringnalda explained that since Standard 4 was found to be met, Assistant Planner Swan did not address it in depth in the April 9th meeting minutes.

Hilton noted that at the April 9th meeting, the variance request changed from the time of public notice to the time of the meeting in light of additional information and context provided by the applicant. Hilton requested that in the future, if a variance request is modified to such a degree during the review process, staff will defer the applicant to the following month's meeting to ensure ample time for review. Planner Wells noted that the Planning and Zoning Department tries to accommodate applicants as best as possible, and that it is difficult to defer applicants, but that the department will be more considerate of timing in the future. Chair Ringnalda agreed and thanked Hilton for his feedback.

Ringnalda noted that in the meeting minutes from April 9th, there was no record of a motion being made to close the Public Hearing. Swan explained that the recording of the meeting indicated that no motion ever was made to close the Public Hearing. Swan added that she did include the discussion from the public hearing.

Ayes: All

Nays: None
Abstain: None
Decision: Motion carried (5-0).

IV. INQUIRY OF CONFLICT OF INTEREST

a. None

V. PUBLIC HEARING

1. 1095 68th Street – Dimensional Variance

Motion: Motion by Kooiman, supported by Peacock to open the public hearing at 7:08 PM.
DISCUSSION: None
AYES: ALL
NAYS: None
ABSTAIN: None
DECISION: Motion Carried (5-0)

Mike Vos and Robert Stroo of Stroo Funeral Home explained that in January their existing sign was destroyed by a careless driver; as they were arranging to replace the sign, they became aware that their sign was located in a noncompliant location, and a variance would be necessary to replace the sign. The proposed sign is very close to the previous sign, but is anticipated to be slightly bigger, and placed in a compliant location. The previous iteration of the Zoning Ordinance allowed 48 square-foot signs for institutional users in residential districts, however, Section 24.80 of the updated Zoning Ordinance (April 2025) limits signs as such to a maximum of 32 square feet. The applicant is proposing a sign that is 48 square feet, hence the request for a 16 square-foot dimensional variance.

Kooiman inquired about the size of the previous sign, to which Stroo responded that it was only 4 to 5 inches narrower than the proposed sign, and was the same width and height.

Wiersema recalled the old sign as not being much larger than the temporary sign currently on the site. Vos explained that they are currently using the remnants of the old sign for temporary signage.

Ringnalda identified the landscaping around the proposed sign as looking different than it did previously. Vos noted that the full extent of the previous sign was buried by landscaping and bricks, and that the full extent of the old sign is about the size of the new sign.

Kooiman sought clarification on whether the sign is measured by simply the square footage of the face or if the structure and landscaping berming around the sign is included as well. Planner Wells noted that signs are measured from the ground to the top of the sign; the applicant can make the sign face as big as the maximum square footage or surround it with decorative landscaping, and everything is included in the square footage calculation.

Hilton said that although the proposed sign is larger than the original, it could be beneficial for Stroo's visibility as they are set back quite far from the road, and 68th Street sees high vehicle speeds and increasing traffic. Hilton also inquired about where the Planning Commission's discussion on signage regulations landed; Planner Wells noted that signage regulations were discussed and reviewed extensively during the recent update to the Zoning Ordinance.

Stroo has been in operation since 1972 and was originally a funeral home with a residence attached and has been residentially zoned as far back as staff could find. Under the current Zoning Ordinance, the use is considered legally nonconforming, which presents difficulties. Wells explained that initially, staff began processing this request as a use variance to remedy the nonconforming use of the funeral home. After discussion with the Township Attorney and Planning Consultant, staff processed the request as a dimensional variance solely for the proposed signage. Ground mounted monument signs are accounted for in the Suburban Residential zoning district, however, not for this use; monument signs are only permitted by right in the SR zoning district for subdivision entrances. Planner Wells noted that the applicant could request a rezoning to the Neighborhood Commercial (NC) zoning district to allow for a bigger sign by right, however, a rezone to NC would open this parcel up to more intense uses, and any other uses permitted in the NC zoning district. Wells noted that seeking a dimensional variance is the only approach to this request that the applicant has.

Motion: Motion by Ringnalda, supported by Wiersema to close the public hearing.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (5-0)

Motion: Motion by Wiersema, supported by Hilton to read the staff report into record.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (5-0)

The first standard of review intends to ensure that the variance is being requested as a result of exceptional or unique conditions of the parcel or property itself; staff found that this standard was not met. Chair Ringnalda noted that no characteristics of the land or circumstance is making compliance difficult. Wiersema agreed and added that this request is atypical for the ZBA, as usually dimensional variances are applied for in instances where topography is prohibitive to building.

Chair Ringnalda stated that in some ways the applicant is not seeking to make the sign significantly bigger than what was there before, and they are proposing to allocate the square footage amongst different elements of the display, such as landscaping.

The second standard of review ensures that the request is necessary to preserve a property right similar to that of other landowners in the area, and that no special privileges are granted to the applicant if the

application is approved. Ringnalda stated that since Stroo is located in a residential zoning district, no other surrounding landowners would necessarily be interested in exercising the same property rights. Peacock and Wells noted that Creekside Storage to the east is a PUD.

Kooiman inquired about whether there are any other examples of a sign this size in a residential zoning district; Planner Wells said there are certainly several nonconforming signs within the Township. Wells noted that although the ZBA should not look at previous variances as any consideration for approval, a similar institutional user in a residential zoning district recently sought consideration for an oversized sign and was denied. Although many nonconforming signs exist in the Township, Wells said that staff does not necessarily go looking for them, and users are asked to bring their signage into conformity if their sign needs to be modified or replaced. Ringnalda said that this is a tough decision, as there are plenty of other nonconforming signs in the Township that have been erected for several years with no issue.

Standard number three aims to ensure that the request for a variance does not arise from a “self-created problem”, which staff found to not be satisfied. Chair Ringnalda noted that the applicant could achieve compliance by installing a 32 square-foot sign, and no characteristics of the property are preventing the applicant from installing a compliant sign.

The fourth standard of review was found to be met, which ensures that the request is not injurious or detrimental to public welfare. If the dimensional request was approved, the character of the immediate area would not be altered, and no threat would be posed to the public.

The fifth standard of review ensures that the request is consistent with the intent of the Master Plan and Zoning Ordinance; staff found this standard to not be met. Chair Ringnalda noted that institutional users in residential areas are allowed 32 square-feet for signage, which is less obtrusive in a residential setting. Wiersema noted that the Planning Commission spent a considerable amount of time discussing signage during the recent update to the Zoning Ordinance.

Hilton stated that Stroo has been operating out of their location for a long time, and that locating their facility can be difficult in the evenings or during the winter months. Hilton said that in his opinion, allowing Stroo to construct a slightly larger sign would not bother anything. Hilton also noted that although the sign being requested exceeds the permitted square footage, it would be constructed in a compliant location.

Motion: Motion by Hilton to approve the 16-square-foot dimensional variance for a freestanding ground sign in the Suburban Residential zoning district.

No support: motion failed.

Ringnalda mentioned that several guests visiting Stroo for services are unfamiliar with the area, and a larger sign could be helpful for navigation and more inviting. Peacock agreed but pointed out that the applicant does have the opportunity to illuminate a compliant, 32 square-foot sign to enhance its effectiveness. Peacock also mentioned that although he personally wouldn't mind a 48 square-foot sign at Stroo, based on the sign regulations in the Zoning Ordinance update, it doesn't seem reasonable to approve the request. Peacock expressed that the ZBA should aim to bring things into conformity, and

that an illuminated 32 square foot sign could both achieve compliance and fit the needs of the community.

Kooiman said that although the circumstances are unfortunate, the parcel is zoned residentially, and regulations for signage were very recently updated; Kooiman echoed Peacock's earlier regards and added that it would feel counterproductive to approve this request after the Planning Commission just recently finished an extensive amount of work on the Zoning Ordinance. Kooiman noted that the ZBA has a responsibility to uphold the Zoning Ordinance.

Motion:	Motion by Kooiman, supported by Wiersema, to deny the 16-square-foot dimensional variance based on all 5 standards of review not being found to be met.
DISCUSSION:	
AYES:	Wiersema, Peacock, Kooiman
NAYS:	Hilton, Ringnalda
ABSTAIN:	None
DECISION:	Motion Carried (3-2)

VI. GENERAL DISCUSSION

Hilton highlighted the fact that the ZBA has considered applications requests pertaining to signage and oftentimes the variance request is for a small increase and inquired further about the details of the updated signage regulations. Wiersema responded that the Planning Commission didn't get much feedback from the public during the input phase of the Zoning Ordinance update, but the Planning Commission extensively discussed and reviewed the regulations on signage as they deemed necessary. Wiersema agreed that this case was challenging due to Stroo's involvement and history in the community but maintained the position that the ZBA has an obligation to uphold the Zoning Ordinance, and aid in reducing nonconformities over time. Hilton suggested communicating with the Planning Commission and encouraging reconsideration of Chapter 24 if variance requests related to signage continue to come to the ZBA.

Planner Wells noted that there have been other instances of the new Zoning Ordinance making requests more complicated than they would've been under the previous iteration of the Ordinance, and that applicants are always made aware of the risks associated with applying for a variance request.

VII. OTHER REPORTS

None.

VIII. ADJOURNMENT

Motion by Kooiman, supported by Peacock, to adjourn at 8:44 PM.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from May 14th, 2025, Regular Meeting of the Gaines Charter Township Zoning Board of Appeals held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

Matt Kooiman
Secretary
Gaines Charter
Township Zoning
Board of Appeals

Dated: _____, 2025

Gaines Charter Township

Zoning Board of Appeals Memo

Meeting Date: August 13th, 2025

AGENDA ITEM: V.3

FILE NUMBER: 250709JB

REQUEST: Dimensional Variance

PROPERTY ZONING DISTRICT:

ADDRESS: 9720 Hanna Lake Ave SE

Agricultural/Rural-Residential (ARR)

PARCEL NUMBER: 41-22-26-320-002

PROPERTY SIZE: 3.70 Acres

APPLICANT: Jeremy Boot

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant is requesting a dimensional variance to reduce the street side yard setback for a proposed residential accessory building from 60 feet to 20 feet (a 40-foot variance from the ordinance requirement). If approved, the applicant will submit zoning and building permits to construct a 3,400 square foot pole barn. The Gaines Charter Township Zoning Ordinance stipulates that for a property of this size (3.7 acres), the applicant is permitted to build up to 3,400 square feet worth of accessory buildings by right before needing to obtain a Special Use Permit from the Planning Commission.

The applicant desires to put the accessory building in the northeast corner of the parcel. The subject parcel is considered to be a corner lot since the lot fronts on both Hanna Lake Avenue and Muff Ridge Drive; the parcel has access to Hanna Lake. The subject parcel is a corner lot and would therefore be considered to have two front yards, a primary front yard to the west and a secondary front yard to the north.

The applicable setback in this instance would be the street side yard setback, which extends from the public street right of way (or private street easement) in the direction of the secondary front yard; in the ARR zoning district, the street side yard setback for accessory buildings is 60 feet. The structure as proposed extends 40 feet into the required 60-foot setback, hence the request for a 40-foot dimensional variance. All other setback requirements are met, including the required 10-foot separation distance from any other structures.

SURROUNDING ZONING:

	NORTH: Agricultural/Rural-Residential (ARR)	
WEST: Agricultural/Rural-Residential (ARR)	SUBJECT PARCEL	EAST: Agricultural/Rural-Residential (ARR)
	SOUTH: Agricultural/Rural-Residential (ARR)	

PROCESS:

Review of the dimensional variance request is subject to the following process:

1. Submittal by applicant (Section 25.20 A-C)
2. Completeness review by Zoning Administrator (25.20 D)
3. If complete, a public hearing shall be scheduled (Section 25.70)
4. Administrative review of the variance request by Zoning Administrator
5. Public hearing and review and decision by the Zoning Board of Appeals (Section 25.50)

STANDARDS OF REVIEW:

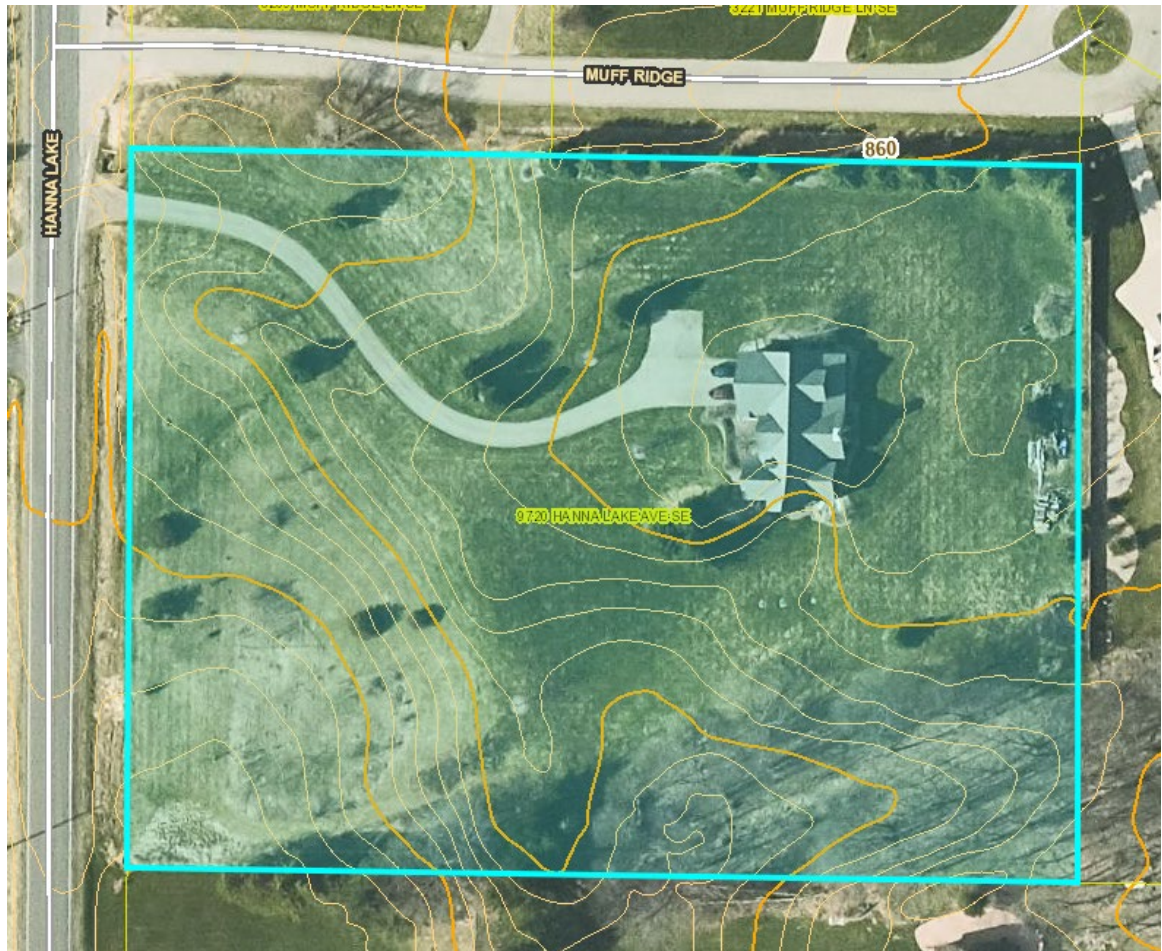
The request has been reviewed using the applicable review standards of Chapter 30, Section 30.40 Non-Use (Dimensional) Variance Approval Standards. The Zoning Board of Appeals must find that all five standards in this report are satisfied to grant a variance.

1. The predicament is caused by exceptional, unique, or extraordinary physical conditions, dimensions, or circumstances that directly relate to the subject lot or parcel rather than the individual situation or desire of the applicant or property owner (see definition of “unique circumstance”).

“Unique Circumstance”: An exceptional, unique, or extraordinary physical condition that is one of the following:

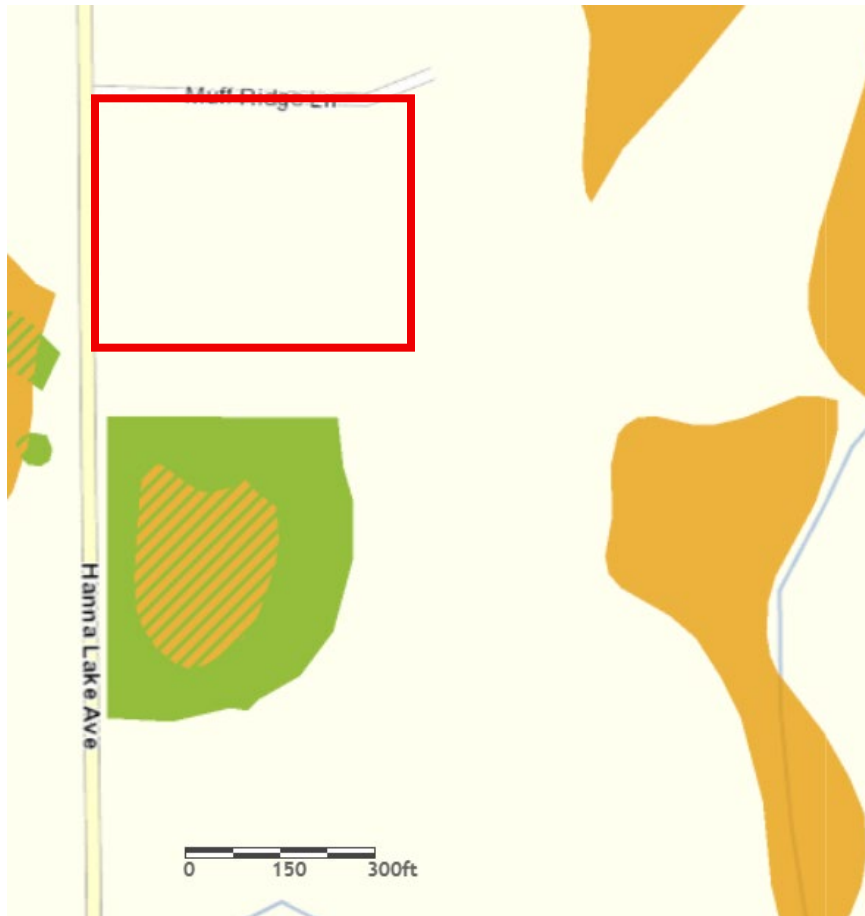
- 1. Exceptional narrowness of the width or depth of a lot or parcel, or an irregular shape, as compared to a conforming lot or parcel.*
- 2. Exceptional natural or topographic features located on the lot or parcel, such as steep slopes, surface water features, existing significant trees, or other unique or extreme physical conditions of the land.*
- 3. Extraordinary location of an existing building or structure that allows no other practical or feasible location for expansion because of exceptional features of the land.*
- 4. Other natural, topographic, built, or dimensional conditions or characteristics of land, lot, or parcel, which are determined by the Zoning Board of Appeals as exceptional or extraordinary*

Does not meet standard. Staff finds that the request for a street side setback reduction from 60 feet to 20 feet largely stems from the applicants’ personal desires. The applicant stated that the parcel has unique topographic conditions on the south and west sides of the property which prevent the structure from being proposed in a compliant location. Staff has identified slopes on the southern and western parts of the property that are prohibitive to building; however, the grade changes seem to be moderate enough that other locations on the parcel appear to be suitable for building. There are stark grade changes in the southernmost portion of the property and in the westernmost portion, which staff would agree are unsuitable for construction, however, the central, northern, eastern, and southeastern areas of the parcel appear to lack the slopes that would prohibit building.



Additionally, the applicant has submitted plans from the Kent County Health Department indicating the location of the septic infrastructure and wellhead. The drain field and reserve drain field sit just to the south of the driveway in the eastern portion of the parcel. It is worth noting that the location of the home and driveway in the provided septic detail appears to be slightly varied from the layout seen satellite images; there could be further possibilities to identify a compliant buildable area if the septic detail is not drawn to scale or is otherwise inaccurate.

The applicant's responses indicate that the presence of wetlands on the property are exceptional conditions that prohibit the applicant from building in a compliant location, and warrant issuance of a dimensional variance. Although not entirely accurate, a mapping tool from EGLE depicts the presence of wetlands to the south of the subject parcel. The southernmost portion of the parcel may have some natural wetlands; however, it is likely that they are not prohibitive to the applicant locating the accessory building in a compliant location.



EGLE Wetland Imagery 2025, approximate parcel boundaries

Staff believes that although some features of the subject parcel are unique, they are not entirely prohibitive to achieving compliance with the Zoning Ordinance. Other compliant buildable areas appear to be present on the parcel, including to the south of the driveway, north of the driveway, or in a compliant location to the north or east of the home. If the ZBA determines that there are unique and exceptional conditions on the property that prohibit the applicant from building in a compliant location and warrant the issuance of a dimensional variance for the required side yard setback, this standard will be found to be met.

2. The variance is necessary for the preservation and enjoyment of a substantial property right which is similar to that possessed by other landowners in the same Zoning District and vicinity and does not grant special privileges to the applicant that are not available to the owners of these properties.

Undetermined. Approving the dimensional variance request may grant special privileges to the applicant. A 40-foot encroachment on the required 60-foot street side yard setback is being requested due to the site conditions, however, it appears as though there are other buildable areas in which the accessory building could be placed outside of required setbacks. Other residents seeking an accessory building would be required to place their accessory building in a compliant location or provide substantial evidence that indicates no other viable buildable areas

are present on the parcel. Other residents seeking an accessory building also may have to limit the square footage of their desired buildings to achieve compliance with setback requirements. If the ZBA finds that approval of the request would not grant special privileges to the applicant, then consistency with this standard will be achieved.

3. The practical difficulty for which the variance is requested does not result from a self-created problem by the applicant, current landowner, or any previous landowner of the property involved (see definition of "self-created problem").

Self-Created Problem: A problem that occurs, results, or exists from one or more of the following conditions:

- 1. A problem that occurs when one can reasonably develop a property in a compliant manner, but the landowner or applicant's personal desires and preferences for property development do not align with zoning requirements.*
- 2. A problem that occurs when a property is currently built-out under current zoning constraints, but the landowner or applicant's personal desires and preferences for expansion do not align with zoning requirements.*
- 3. A problem that results from the action, preference, or desire of the landowner or applicant that is not a result of a unique characteristic of the property.*
- 4. A problem that exists because the landowner, previous landowner, or applicant took a specific action that created the need for the variance, such as adjusting a lot line, constructing a building, or developing a site in a manner that does not allow future compliant construction, building expansion, or site development.*

Does not meet standard. Absent a wetland delineation proving otherwise, it appears as though other buildable areas are present on the site. It appears as though the applicant desires to place the structure in a location in which a reduction of the street side yard setback would be necessary without entertaining all other possibilities for the location of the pole barn on the site. Staff finds this to be a self-created problem because it appears as though other means of constructing a compliant accessory building are available to the applicant. The applicant could alter the shape of the proposed building, reduce the square footage of the building, or perhaps construct several smaller accessory structures rather than request a dimensional variance to accommodate the proposed building.

4. The variance will not be detrimental to the public welfare, injurious to neighboring properties, or change the essential character of the neighborhood.

Meets standard. The main impact of an accessory building at this location would be a visual impact on the properties on Muff Ridge Drive, however, staff does not find that the accessory building would be injurious or obtrusive. There is a tree line dividing the property and Muff Ridge Drive to the north, which blocks the view. Additional screening to the east may help to minimize the visual impact on neighbors to the east of the subject parcel.

5. The variance is consistent with the purpose and intent of the Master Plan and the intent and provisions of the Zoning Ordinance and Zoning District designation of the subject property.

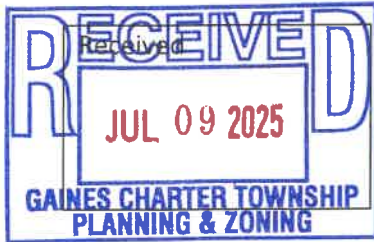
Does not meet standard. The parcel is currently and future zoned for rural residential use.

The intent and purpose of Section 18.20 of the GCTZO is to promote consistent rules for the placement of buildings and structures within the A-RR zoning district and to buffer accessory buildings from surrounding properties. In this specific location, the street side yard setback is defined as the line that connects the primary front lot line and rear lot line. Chapter 18 of the GCTZO stipulates setback regulations for accessory buildings in the A-RR zoning district; staff believes that the applicant has not proven sufficient difficulty on other potentially buildable areas on the parcel and is requesting a dimensional variance on behalf of personal desires rather than limitations of the parcel configuration, the land itself, or genuine inability to adhere to setback requirements.

STAFF RECOMMENDATION

If the ZBA determines all the standards for a dimensional variance are met, approval of the application is recommended with no conditions.

If the ZBA determines all standards for a dimensional variance are not met, staff recommends that the application be denied.



Application for Zoning Variance

GAINES CHARTER TOWNSHIP

8555 Kalamazoo Ave SE

Caledonia, MI 49316

(616) 698-6640 • www.gainestownship.org

File Number

250709JB

Project Address	Street: 9720 Hanna Lake City: Caledonia MI Zip: 49316
Parcel Number(s)	41-22-26-320-002 41-22-
Owner Name	Jeremy Boot
Owner Address	Street: 9720 Hanna LAKE City: Caledonia MI Zip: 49316
Phone No. & Email	616-291-52191 Jeremyb@danvoscc.com
Applicant Name	Jeremy Boot
Applicant Address	Street: 9720 Hanna Lake City: Caledonia MI Zip: 49316
Phone No. & Email	616-291-52191 Jeremyb@danvoscc.com
Brief Description of Proposed Project/Use	Accessory building 40 FT. VARIANCE - SIDE YARD SETBACK
I grant Township staff and Zoning Board of Appeals members permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.	
Owner Signature	Jeremy A. Boot
For Township Use Only	
Zoning District	☒ RR ☐ SR ☐ VR ☐ MFR ☐ VN ☐ GC ☐ OS ☐ MB ☐ LI ☐ HI
Variance Type	☒ Dimensional 40 FT ☐ Use
Zoning	☐ Approved ☐ Approved w/Conditions
Administrator	☐ Denied ☐ Withdrawn
Signature	Date
Notes	

Application for Zoning Variance

Applicant Response to Variance Standards

Depending on the situation, you will be applying for either a Dimensional or Use Variance.

*ZBA must find that **all** standards under 1-5.A) are met for Dimensional (Area) Variance,*

OR

***all** under 1-5.B) for Use Variance approval*

1. A) Does the property display any unique circumstances that justify the need for the dimensional variance request, rather than the individual situation or desire of the applicant? (See definition of "unique circumstance.")

OR

B) Is the use variance necessary due to the unique condition, location, or situation of the property in relation to the permitted and special land uses categorized within the applicable Zoning District?

The property has topographic conditions on entire South and West Sides, containing Woods with Natural wet land and drainage and Low areas. Also the health dept. worked with Excel engineering to lay out Septic and Sand Filter system and Drain Field.

2. A) Would approval of the variance request grant special privileges to the property owner requesting the dimensional variance that are not held by landowners in the same zoning district or vicinity?

OR

B) Does the unique nature of the property prevent the establishment of all other reasonable and appropriate permitted and special land uses categorized within the applicable Zoning District.

No. Does not grant special privileges. Many home owners in the area enjoy the privilege of there accessory building(s) for there Storage and hobbies. This will allow vehicles to be stored inside and out of sight of neighboring Properties. Keeping the Township Clean.

Application for Zoning Variance

3. A) Is the practical difficulty for which the dimensional variance is being requested a result from a self-created problem by the current landowner, such as personal desire, convenience, or preference, or was the practical difficulty created by a previous landowner? (See definition of "self-created problem.")

OR

B) Is the hardship for which the use variance is being requested a result from a self-created problem by the current landowner, such as personal desire, convenience, or preference, or was the practical difficulty created by a previous landowner? (See definition of "self-created problem.")

This was not a Self Created problem. We purchased our 4 acre property on Hagna Lake Road to build our forever home. We did build prior to Muff Ridge being developed. Placement of the Septic and home were carefully laid out with the intent of our barn in the position we are asking for at this time. Due to the placement of Muff Ridge drive our property turned into a so called "Corner" lot without our knowledge. We have no access to Muff Ridge.

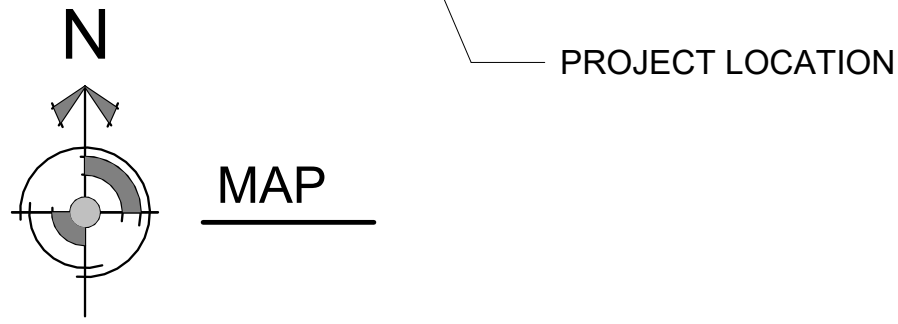
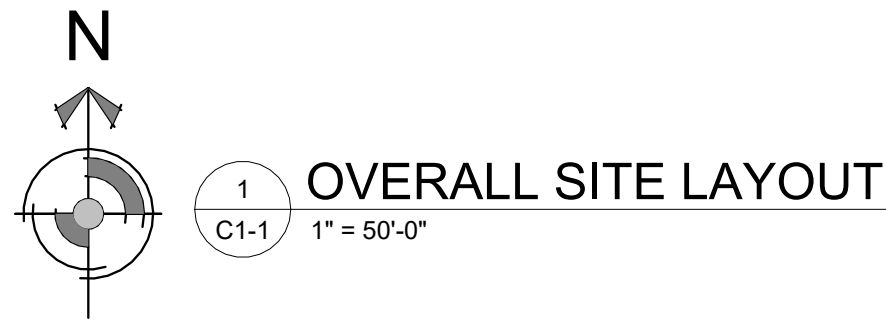
4. For A) & B) If approved, will the dimensional or use variance cause detriment to the public welfare, injury to neighboring properties, or change the essential character of the neighborhood? If so, please explain.

No. We also created a buffer to the North 30' Pine Trees, There is a privacy fence to the East and roughly a 75 foot woods to the South.

Were planning to match the Character of the home.

5. For A) & B) To the best of your knowledge, is the dimensional or use variance request consistent with the purpose and intent of the Master Plan, Gaines Charter Township Zoning Ordinance, and zoning district designation of the property?

Yes.



PROPERTY DESCRIPTION:
THAT PART OF THE SW 1/4, SECTION 26, T5N, R11W, GAINES TWP, KENT COUNTY, MICHIGAN,
DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SW 1/4, WHICH IS 800
16'53"E 776.46 FEET FROM THE 1/4 CORNER OF SECTION 26; THENCE S89 30'22"E 500.00 FEET
PARALLEL WITH THE SOUTH LINE OF THE NW 1/4, SW 1/4, SECTION 26; THENCE S00 16'53"E
350.00 FEET; THENCE N89 30'22"W 500.00 FEET ALONG THE NORTH LINE OF THE SOUTH 198
FEET OF THE NW 1/4, SECTION 26; THENCE N00 16'53"W 350.00 FEET ALONG THE WEST LINE
OF SAID 1/4, SECTION 26 TO THE PLACE OF BEGINNING. SUBJECT TO EASEMENTS OF
RECORD AND TO HIGHWAY R.O.W. FOR HANNA LAKE AVENUE. THIS PARCEL CONTAINS 4.017
ACRES INCLUDING HIGHWAY R.O.W.

4.017 ACRES INCL. H'WY R/W
PARCEL ID #41-22-26-320-002

NEW VARIANCE SETBACK FOR:
JEREMY BOOT RESIDENCE
9720 HANNAH LAKE AVE, CALEDONIA, MI 49316

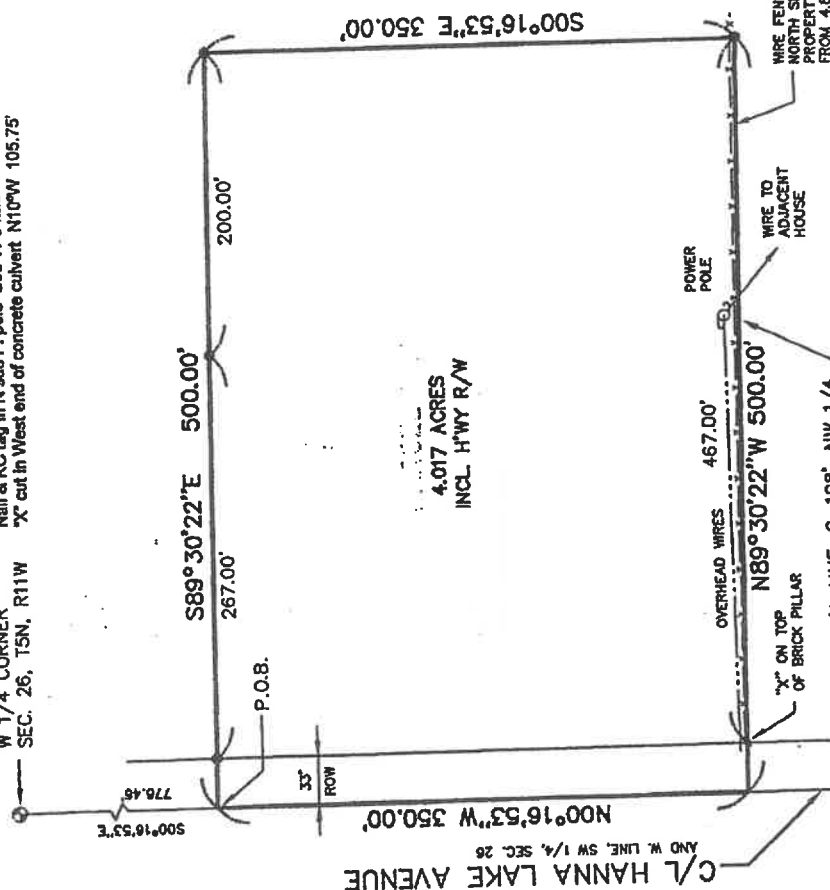
ISSUED FOR:
7-8-2025: ZONING VARIANCE

DRAWN: MSF
PROJECT #: 105-25

DRAWING NO:
C1-1

Property Description:
That part of the SW 1/4, Section 26, T5N, R11W, Gaines Township, Kent County, Michigan, described as: BEGINNING at a point on the West line of said SW 1/4, which is S00°16'53"E 776.46 feet from the W 1/4 corner of Section 26; thence S89°30'22"E 500.00 feet parallel with the South line of the NW 1/4, SW 1/4, Section 26; thence S00°16'53"E 350.00 feet; thence N89°30'22"W 500.00 feet along the North line of the South 198 feet of the NW 1/4, SW 1/4, Section 26; thence N00°16'53"W 350.00 feet along the West line of said SW 1/4, Section 26 to the place of beginning. Subject to easements of record and to highway R.O.W. for Hanna Lake Avenue. This parcel contains 4.017 Acres including highway R.O.W.

W 1/4 CORNER
SEC. 26, T5N, R11W



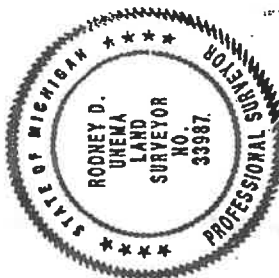
120.95' Scale 1" = 100'

D = Deeded dimension
M = Measured dimension
P = Platted dimension
e = Set iron stake
O = Found iron stake
X = Concrete monument

SW Cor. Sec 28-5-11, Std. K.C. Mon.
 Tail & KC tag on SW side P. pole N30°W 49.10'
 Tail & KC tag on S side P. pole N70°E 128.30'
 Tail & KC tag on E side P. pole S20°W 91.05'
 Faces of concrete ROW marker (at base) S75°W

SURVEYOR'S CERTIFICATE

Forney D. Plante



excel engineering inc.

5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI 49509-8724
PHONE (616) 531-3680

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EXHIBIT A

820
830
PROTECTED GREEN-BELT AREA

RESERVE AREA

PRIMARY
DISPOSAL
TRENCHES

SB 7

SAND
FILTER

600 GAL.
DOSING/PUMP
TANK

800 GAL.
TANK

1000 GAL.
TANK

PROPOSED
HOUSE

GARAGE

WELL
W

SB 2

SB 5

SB 1

SB 4

SB 6

SB 3

860

850

25

25