

**MINUTES OF THE GAINES CHARTER TOWNSHIP ZONING BOARD OF APPEALS
FOR THE REGULAR MEETING HELD ON
February 10, 2021
Via Zoom Meeting
GAINES CHARTER TOWNSHIP OFFICES
8555 KALAMAZOO AVENUE SE CALEDONIA, MICHIGAN 49316**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:01 pm by Chair Werkema. A quorum was present.

MEMBERS PRESENT: Wiersema, Hilton, Ringnalda, Werkema, Giarmo, Tietz (alternate)

MEMBERS ABSENT: None

OTHERS PRESENT: Dan Wells, Community Development Director
Others: Dave Hanco, Norm Buffum, Jennifer Jager

II. CONSIDERATION OF MEETING AGENDA

The agenda was accepted as presented.

III. CONSIDERATION OF MEETING MINUTES

November 11, 2020 - Regular Meeting Minutes

Motion: By Member Ringnalda, supported by Member Giarmo to approve the minutes for the November 11, 2020 Zoning Board of Appeals Regular Meeting.

Discussion: None

Ayes: Wiersema, Hilton, Ringnalda, Werkema, Giarmo

Nays: None

Abstain: None

Decision: Passed 5-0.

IV. INQUIRY OF CONFLICT OF INTEREST

Chair Werkema called for statements of conflict of interest. There were none stated.

V. ADVERTISED PUBLIC HEARING

1. 9345 Eastern Avenue SE (Agricultural-Residential)

Dimensional variance of 5 foot setback from access road boundary.

Chair Werkema called on applicant Norm Buffum and Engineer Dave Hanco.

Engineer Hanco reviewed the past variance gratefully. As the property was staked out 5 ft. more is needed for the building project.

Motion: By Member Ringnalda, supported by Member Giarmo, to enter Norm Buffum's comments and application materials into the public record.

Discussion: None

Ayes: Wiersema, Hilton, Ringnalda, Werkema, Giarmo
Nays: None
Abstain: None
Decision: Passed 5-0.

Chair Werkema turned to Planner Dan Wells for a presentation. Planner Wells reviews the variance request.

Member Tietz asks if the additional footage affects easement or poses other problems. Planner Wells explains the easement is sufficient.

Member Ringnalda asks for confirmation that the road is paved. Planner Wells concurs.

Member Hilton raises concern over the reduced vegetation buffer.

Member Giarmo states that the applicant has met all the standards of review of the township according to the review of the staff.

Member Wiersema agrees with Member Hilton's questions on the easement.

Chair Werkema opened the public hearing at 7:28 pm.

Chair Werkema closed the public hearing at 7:29 pm.

Motion: By Member Giarmo, supported by Member Ringnalda, to approve the dimensional variance request with no conditions based on the findings documented in the staff report.

Discussion: None
Ayes: Wiersema, Hilton, Ringnalda, Werkema, Giarmo
Nays: None
Abstain: None
Decision: Passed 5-0.

VI. GENERAL DISCUSSION

1. Elections of Officers

Chair Werkema opens Secretary nominations.

Motion: By Member Giarmo, supported by Member Ringnalda, to nominate Member Hilton as Secretary.

Discussion: None
Ayes: Wiersema, Ringnalda, Werkema, Giarmo, Hilton
Nays: None
Abstain: None
Decision: Passed 5-0.

Motion: By Member Ringnalda, supported by Member Giarmo, to close nomination of Member Hilton as Secretary.

Discussion: None

Ayes: Wiersema, Ringnalda, Werkema, Giarmo

Nays: None

Abstain: Hilton

Decision: Passed 4-0.

Chair Werkema opens Vice Chair nominations.

Motion: By Member Hilton, supported by Member Giarmo, to nominate of Member Ringnalda as Vice Chair.

Discussion: None

Ayes: Wiersema, Ringnalda, Werkema, Giarmo, Hilton

Nays: None

Abstain: None

Decision: Passed 5-0.

Motion: By Member Giarmo, supported by Member Wiersema, to close nomination of Member Ringnalda as Vice Chair.

Discussion: None

Ayes: Wiersema, Ringnalda, Werkema, Giarmo

Nays: None

Abstain: None

Decision: Passed 5-0.

Chair Werkema opens Chairman nominations.

Motion: By Member Hilton, supported by Member Giarmo, to nominate of Member Werkema as Chairman.

Discussion: None

Ayes: Wiersema, Ringnalda, Werkema, Giarmo, Hilton

Nays: None

Abstain: None

Decision: Passed 5-0.

Motion: By Member Giarmo, supported by Member Wiersema, to close nomination of Member Werkema as Chairman.

Discussion: None

Ayes: Wiersema, Ringnalda, Werkema, Giarmo

Nays: None

Abstain: None

Decision: Passed 5-0.

2. Consideration of 2021 Schedule

2021 schedule was accepted as presented.

3. 2020 Annual Planning Report

Planner Wells reviews the report and opens it up for questions.

Chair Werkema opens it up for questions. He questions scaling back the 9 standards of review to 4 standards of review that the State of Michigan has to simplify. The members agree.

Planner Wells will prepare a document to review the 9 standards comparing and contrasting them to the 4 standards from the State of Michigan.

VII. OTHER REPORTS

None

VIII. ADJOURNMENT

Motion: By Member Wiersema, supported by Member Ringnalda, to adjourn the meeting at 8:12 pm.

Discussion: None

Ayes: Wiersema, Hilton, Ringnalda, Werkema, Giarmo

Nays: None

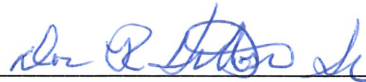
Abstain: None

Decision: Passed 5-0.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the February 10, 2021, 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,



Don Hilton, Secretary
Gaines Charter Township
Zoning Board of Appeals

Dated: 5/12, 2021