

**MINUTES OF THE GAINES CHARTER TOWNSHIP ZONING BOARD OF APPEALS SPECIAL MEETING
HELD ON JULY 14, 2021
GAINES CHARTER TOWNSHIP
8555 KALAMAZOO AVENUE SE CALEDONIA, MICHIGAN 49316**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:00 pm by Chair Werkema. A quorum was present.

MEMBERS PRESENT: Wiersema, Hilton, Ringnalda, Giarmo, Werkema

MEMBERS ABSENT: Tietz (alternate)

OTHERS PRESENT: Dan Wells Community Development Coordinator, Jennifer Jager, Tim and Sharon Olthouse

II. CONSIDERATION OF MEETING AGENDA

No modifications.

III. CONSIDERATION OF MEETING MINUTES

May 12th, 2021– Regular Meeting Minutes.

Motion: By Member Giarmo supported by Member Wiersma to approve the minutes for the May 12th, 2021 Zoning Board of Appeals regular meeting.

Discussion: None

Ayes: Wiersema, Hilton, Giarmo, Werkema, Ringnalda

Nays: None

Abstain: None

Decision: Passed (5-0).

IV. INQUIRY OF CONFLICT OF INTEREST

None

V. PUBLIC HEARING

1449 92nd ST (Agricultural/Agri-Business)

Chair Werkema invited discussion on the project.

Owner Tim Olthouse presents the request for dimensional variance.

Member Wiersema inquires why the building can't be placed closer to the garage. Owner Olthouse responds that space is needed for utility easements and access to septic field.

Member Hilton asks if it will be a typical pole barn. Olthouse explains it will be steel and could be moved easily.

Member Giarmo voices the neighbor's desire for a drip edge. Olthouse agrees that the drip edge will be implemented to avoid erosion.

Motion: By Member Hilton supported by Member Ringnalda, to submit the staff report and application for consideration on the variance request.
Discussion: None
Ayes: Wiersema, Hilton, Giarmo, Werkema, Ringnalda
Nays: None
Abstain: None
Decision: Passed (5-0).

Member Ringnalda appreciates how the applicant is only building what he needs and is considerate of his neighbors.

Planner Wells points out that it is a reduction of side setback to 4ft. The Zoning Board of Appeals works through the standards of review and finds the variance meets them.

Motion: By Member Ringnalda supported by Member Hilton, to approve dimensional variance of reduce side setback from 20 to 4 feet to allow for a new 600 sq ft. accessory building.
Discussion: None
Ayes: Wiersema, Hilton, Giarmo, Werkema, Ringnalda
Nays: None
Abstain: None
Decision: Passed (5-0).

VI. GENERAL DISCUSSION

None

VII. OTHER REPORTS

None

VIII. ADJOURNMENT

Motion: By Member Ringnalda, supported by Member Giarmo, to adjourn the meeting at 7:52 pm.
Discussion: None
Ayes: Wiersema, Hilton, Ringnalda, Giarmo, Werkema
Nays: None
Abstain: None
Decision: Passed (5-0)

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the July 14, 2021, Special 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: 12/8, 2021