

**MINUTES**  
**MECOSTA COUNTY ZONING BOARD OF APPEALS**  
Mecosta County Services Building  
January 9, 2023

**I. Roll Call**

Michelle Stenger, Zoning Administrator, called the meeting to order at 6:00 p.m. In attendance for roll call were Roger Carroll, Ron Bongard, Ethan Ray & Lisa Baker, Recording Secretary. Randy Bleeker was absent.

**Officer Elections:**

**CHAIR: Motion made by Roger Carroll to nominate Ron Bongard  
Supported by Ethan Ray. All in favor nomination passed.**

**VICE CHAIR: Motion made by Ethan Ray to nominate Roger Carroll.  
Supported by Ron Bongard. All in favor nomination passed.**

**SECRETARY: Motion made by Roger Carroll to nominate Randy Bleeker.  
Supported by Ethan Ray. All in favor nomination passed.**

**II. Matters Pertaining to the Public**

Chair Bongard explained the format of the meeting and what the applicant's options are in case their application is denied.

Chair Bongard asked if there was anyone present who wanted to address the Board regarding anything other than what was on the agenda. There was no response.

Chair then asked if there was anyone who wished to be on the agenda for next month. There was no response.

**III. Public Comments**

Chair Carroll asked if there was anyone who wished to speak. There was no response.

Michelle Stenger, Zoning Administrator explained the choice for the applicant's to postpone until we have a full quorum or to go ahead with the members that were present. Applicant chose to move ahead.

#### **IV. Public Hearing**

1. Variance Request #PZV22-012 – Jeffrey/Suzanne Ham, 13940 Trout Street, Mecosta, Martiny Township; Parcel #07 027 011 000. Property is zoned LR. Variance request to allow an applicant to build a garage that is closer to the side and rear property line than permitted by right.

Ron Bongard read the application into the record. The applicant's were present to speak in favor of .

- Jeffrey/Suzanne Ham were present.
- Intention is to move here and this will be their permanent residence.

Chair asked if there was anyone to speak against applicant. No one was present.

There was no one else to speak in opposition so the Chair closed the public portion of this hearing and opened the floor to the Board for discussion and decision

- As in the past I can't support request nothing unique about this lake lot.
- Where the stakes there for the building? Yes.
- East side of the home, garage area there do you plan on using this? Will be converted into living space.
- I would consider this a new construction project.

Based on the Findings of Fact, a motion was made by Ethan Ray and supported by Roger Carroll to approve Variance Request #PZV22-012 – Jeffrey/Suzanne Ham, 13940 Trout Street, Mecosta, Martiny Township; Parcel #07 027 011 000. Property is zoned LR. Variance request to allow an applicant to build a garage that is closer to the side and rear property line than permitted by right.

Roll Call Vote - 1 Yeas, 2 Nay Motion denied.

#### **1. Business Session**

Minutes of September 12, 2022.

A motion to approve the minutes as presented was made by Roger Carroll & supported by Ethan Ray. Motion approved

**2. Adjournment**

Meeting adjourned at 6:27 p.m.

Respectfully submitted,

Lisa Baker/Recording Secretary

\_\_\_\_\_, Chair  
Ron Bongard  
Mecosta County Zoning Board of Appeals

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Date Approved