

MINUTES
MECOSTA COUNTY ZONING BOARD OF APPEALS
Mecosta County Services Building
March 6, 2023

I. Roll Call

Chair Bongard, called the meeting to order at 6:00 p.m. In attendance for roll call were Roger Carroll, Ron Bongard, Ethan Ray, Mike Tillman & Paul Bullock, standing in for Annette Coles, Zoning Director, who is sick. Randy Bleeker was absent.

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

IV. Public Hearing

1. Variance Request #PZV22-013 – Kelly Simon, 161 S Fremont Street, Remus, Wheatland Township; Parcel #12 085 014 000. Property is zoned R-3. Variance request to allow an addition to a house that is too close to the side property line.

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

- Kelly Simon was present.
- Intention is to make change to home kitchen before retires.
- Lot is only 50 feet wide.
- Will be removing old shed to allow space for addition.

The 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.

- The existing structure of shed will be removed to allow room for new addition access.

- Will not be closer than existing structure.
- There are no other setback issues.
- Non-conforming already exist in area.
- Pre-existing home is already non-conforming.
- There is no special circumstance.
- Moving over will block existing structure access.
- Currently owns two lots.
- Will be no basement under area as it ends at back door area.

Based on the Findings of Fact, a motion was made by Roger Carroll and supported by Mike Tillman to approve Variance Request #PZV22-012 – Kelly Simon, 161 S Fremont Street, Remus, Wheatland Township; Parcel #12 085 014 000. Property is zoned R-3. Variance request to allow an addition to a house that is too close to the side property line.

Roll Call Vote - 3 Yeas, 1 Nay Motion approved.

2. Variance Request #PZV23-001 – John Ferrell, 8802 Pike Street, Mecosta, Martiny Township; Parcel #07 072 002 009. Property is zoned R-3. Variance request to allow a deck to be closer to the water/front property line than permitted by right.

Ron Bongard read the application into the record. The applicant was not present to speak.

Dianna Bongard spoke in favor of application.

- Deck was replaced at same size.
- Deck is more attractive and safer to use.

Chair asked if there was anyone to speak against applicant. Aaron and Mattie Munch, and Naomi Simpson were present.

- Spoke with property owner and stated they thought a variance would be needed.
- Have a contractor constructing deck. Should know better than to do without a permit.
- Believe no soil erosion or permit was obtained before construction began.
- Others in the area have been made to comply with zoning regulations.
- There is a green space/easement between the property and lake which they are encroaching on.
- Property owner does not own property to the lake.

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.

- Board members asked questions to clarify green space – does exist between property and water area.
- Deck is encroaching the green space.
- Application states did not know a permit was required – board believes contractor should know permit is required or should have checked with building department to make sure.
- Applicant & homeowner should know where property lines are located.
- If caught without permit, as was, believe that a penalty would be assessed for constructing without permit.

- Deck is not closer than old. New on same footprint.
- The construction old deck went farther than just maintaining deck as it stood.

Based on the Findings of Fact, a motion was made by Ethan Ray and supported by Mike Tillman to approve Variance Request #PZV22-012 – John Ferrell, 8802 Pike Street, Mecosta, Martiny Township; Parcel #07 072 002 009. Property is zoned R-3. Variance request to allow a deck to be closer to the water/front property line than permitted by right.

Roll call vote. 1 Yea, 3 Nays. Motion denied.

1. Business Session

Minutes of January 9, 2023.

A motion to approve the minutes with one correction was made by Roger Carroll & supported by Ethan Ray. Motion approved.

2. Adjournment

Meeting adjourned at 6:42 p.m.

Respectfully submitted,

Annette Coles/Zoning Director

_____, Chair
Ron Bongard
Mecosta County Zoning Board of Appeals

Date Approved