

**MINUTES**  
**MECOSTA COUNTY ZONING BOARD OF APPEALS**  
Mecosta County Services Building  
April 3, 2023

**I. Roll Call**

Chair, Ron Bongard, called the meeting to order at 6:00 p.m. In attendance for roll call were Roger Carroll, Michael Tillman, Ethan Ray, Randy Bleeker, Annette Coles, Zoning Administrator, & Kim Straley, Recording Secretary.

**II. Matters Pertaining to the Public**

Chair Bongard asked if there was anyone present who wanted to address the Board regarding anything other than what was on the agenda.

- Bruce Baker asked to speak. Chair Bongard explained that he could speak during “Public Comments”.

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.

- Bruce Baker spoke and provided a handout for the board. The board received the information.

**IV. Public Hearing**

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

1. Variance Request #PZV23-002 – Verizon Wireless/ Faulk & Foster Real Estate, 10373 19 Mile Rd, Chippewa Lake, Chippewa Township; Parcel #03 032 002 500. Property is zoned C-1. Variance request to allow a wireless tower to sit closer to R-1 & R-2 zoned area than permitted by right.

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

Board Member Ethan Ray excused himself from this agenda item due to his involvement on the Planning Commission board.

- Representative Ben Herrick from Faulk & Foster Real Estate went over reasons the tower would be needed and the benefits it would give to the area.

- Bryan Roels, Chippewa Township Supervisor, relayed that the Chippewa Township Board was in favor of the tower. He states that the sewer system uses automatic notifications which do not always work due to the unreliable service, thus causing safety issues.

Chair asked if there was anyone to speak against the petition. No one was present. However, Annette Coles, Zoning Administrator, added that a Township resident had called the office with concerns, but was not in attendance. No other phone or online requests were received.

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.

- Concerns regarding fall potential in proximity to area buildings were discussed.
- Was explained how the tower is designed to collapse upon itself.
- There is a need for reliable service coverage to support residents, emergency services, and the municipal sewer system.
- Tower area appears to have possible drainage issues.

Based on the Findings of Fact, a motion was made by Roger Carroll and supported by Mike Tillman to approve Petition #PZV20-002 – Verizon Wireless/ Faulk & Foster Real Estate, 10373 19 Mile Rd, Chippewa Lake, Chippewa Township; Parcel #03 032 002 500. Property is zoned C-1. Variance request to allow a wireless tower to sit closer to R-1 & R-2 zoned area than permitted by right.

Roll Call Vote - 4 Yeas, 0 Nay Motion approved.

Ethan Ray returned to participate in the rest of the meeting.

2. Variance Request #PZV23-004 – Kimberly Bramer, 17040 Coolidge Rd, Big Rapids, Grant Township; Parcel #02 030 020 000. Property is zoned LR. Variance request to allow a house addition to be closer to the water/front property line than permitted by right.

Chair Bongard read the application into the record. The applicant, Kimberly Bramer and contractor, Perry Eckles, were present to speak in favor of.

- Addition will better fit neighborhood,
- Will need addition to all for space and convenience of full-time residence.
- No other location on site to allow for addition to home due to wet land and septic/drain field location.

Chair asked if there was anyone to speak against the petition. None were 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.

- Concerns were made about the area by wetland (edge of property north side), appears to be filled in.

- Applicants will need a soil erosion permit from the Drain Commissioner's office, they will handle any displaced soil issues.
- May be fill/grading/wetland issues on property.
- Was stated there are zoning rules in place for consistency and compliance.
- Members asked for clarification on project dimensions and location/proximity to wetland area. The contractor provided dimensions and stated that placement options were limited by the characteristics of the existing structures on the lot.
- There is a 10 ft. buffer zone from building to wetland area.
- No special circumstances or uniqueness to property.
- The existing home is already a non-conforming use.

Based on the Findings of Fact, a motion was made by Roger Carroll and supported by Mike Tillman to approve Petition # PZV23-004 – Kimberly Bramer, 17040 Coolidge Rd, Big Rapids, Grant Township; Parcel #02 030 020 000. Property is zoned LR. Variance request to allow a house addition to be closer to the water/front property line than permitted by right.

Roll Call Vote - 3 Yeas, 2 Nay, Motion approved.

### **1. Business Session**

Minutes of March 6, 2023

A motion to approve the minutes as presented was made by Roger Carroll & supported by Mike Tillman. Motion approved. All in favor.

### **2. Adjournment**

Meeting adjourned at 6:47\_p.m.

Respectfully submitted,

Kim Straley/Recording Secretary

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

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 Date Approved