

MINUTES
MECOSTA COUNTY ZONING BOARD OF APPEALS
Mecosta County Services Building
June 5, 2023

I. Roll Call

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

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 that was this agenda or wishing to be placed on the next agenda. There was no response.

III. Public Hearing

1. Variance Request #PZV23-006 – Mark & Angela Johnson, 8929 Lake View Blvd, Rodney, Martiny Township; Parcel #07 048 010 026. Property is zoned LR. Request to allow an addition to be closer to the front/water setback than permitted by right.

R. Bongard read the application into the record. The applicants, Mark & Angela Johnson, were present to speak in favor of.

- Applicants explained what they were requesting and corrected the current setback as they did not understand where to measure from and the deck was included in the measurements.
- Purchased the home in 2017 and want to make it a permanent place to live.
- Want to expand the house footprint over the existing deck 6 feet and then add an additional 6 feet to the current deck.
- Want to be a total of 21 feet from front/water setback.
- Will be moving the steps to face the neighbors not the water as they are currently.
- Are flexible in what could be allowed.

The chair asked if there was anyone to speak against the petition. There was no response.

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

- The board discussed with petitioners the request to clarify what was being asked.
- The Petitioner is currently 26' from front/water setback and wants to be 6' closer to front/water setback to allow for 12' deck and 6' addition to the house.
- Could add 6' to house and have a nice 6' deck left to enjoy.

- Do not wish to extend or add to the non-conformity that already exists.
- This is a want not a need.
- Could go up and stay on same footprint.
- Has no room to add onto the rear due to the easement behind the home.

Based on the Findings of Fact, a motion was made by Ethan Ray and supported by Roger Carroll to approve petition #PZV23-006 with the existing front/water setback of 26' and side setbacks as they exist for the use of addition onto house and deck (not to be any closer than current setbacks). Property is zoned LR and located at 8929 Lake View Blvd, Rodney, Martiny Township; Parcel #07 048 010 026.

Roll Call Vote - 5 Yeas, 0 Nay Motion passed.

2. Variance Request #PZV23-007 – Kimberlee Latendresse, 10525 Dwight St, Chippewa Lake, Chippewa Township; Parcel #03 891 062 000. Property is zoned C-2. Request to allow a reduction in parking spaces than required by right.

R. Bongard read the application into the record. The applicant, Kim Latendresse, was present to speak in favor of.

- Looking forward to opening the café in the fall or spring of next year.
- Occupancy of the café creates the number of parking spaces which is 19.
- Asking to have 6 less parking spaces than required.
- No room to allow for additional parking due to township sewer hook-up and well location.

Additional members present in favor were Chippewa Township representative, Julie Austin.

- Want to place on the record that the township is in favor and that the applicant has done a nice job cleaning up the parcel of property.

The chair asked if there was anyone to speak against the applicant. There was no response.

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

- Great use of the property.
- Like to see the small town grow again.
- Variance is for 6 less spaces which may not be needed, or people could park on the opposite side of street.
- People could walk and not drive to establishment, not requiring additional spaces.
- Has presented a good plan and is limited to space with sewer and well locations.

Based on the Findings of Fact, a motion was made by Randy Bleeker and supported by Roger Carroll to approve Petition No. # PZV23-007 and allow a reduction of 6 parking spaces than required. Property is located at 10525 Dwight St, Chippewa Lake, Chippewa Township; Parcel #03 891 062 000.

Roll Call Vote - 4 Yeas, 1 Nay Motion passed.

IV. Public Comments

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

V. Business Session

1. Revision in Bylaws

- Staff, Annette Coles, explained if the board wished to continue the format of the meeting as has been done and want to limit the amount of time a person can speak during public comments sections, bylaws would need to be revised.

A motion to approve the bylaws as presented was made by Mike Tillman & supported by Ethan Ray. Motion approved.

2. Minutes of May 1, 2023, approval

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

VI. Adjournment

Meeting adjourned at 7:02 p.m.

Respectfully submitted,

Kimberly Straley/Recording Secretary

_____, Chair
Ron Bongard
Mecosta County Zoning Board of Appeals

Date Approved