

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

I. Roll Call

Ron Bongard called the meeting to order at 6:00 p.m. In attendance for roll call were Ron Bongard, Kurt Spalding, Ethan Ray, Randy Bleeker, Michael Tillman, Annette Coles, Zoning Administrator, & Kim Straley, Recording Secretary. Roger Carroll was not present.

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 #PZV23-008 – Cindy Maneke, 11557 23 Mile Rd, Ewart, Chippewa Township; Parcel #03 007 003 000. Property is zoned R-1. Request to allow an accessory structure to be closer to the rear/road setback than permitted by right.

R. Bongard read the application into the record. The applicants, Cindy Maneke, and daughter, Kelly Lafontaine, were present to speak in favor of.

- The applicant explained what she was requesting and handed out pictures from neighbors.
- Want to make the property look nice.
- Want to be a total of 17 feet from the rear/road property line.
- Placed structure on site not knowing needed permit.
- The structure was prebuilt, constructed off site and assembled on property.
- Thought that setback was only 10 feet.
- Does not have the funds to move the structure.

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 and staff who would be responsible for building permits and what type of fines or penalties would be placed.
- There is potential for rezoning and would be in compliance with a rear setback of 10', placing the structure 7-8 feet within the setback.
- Believe the petitioner would be able to place in a new place on property.

- Does not meet the criteria to allow the non-conforming use.
- The petitioner left the room.

Based on the Findings of Fact, a motion was made by Kurt Spalding and supported by Ethan Ray to deny petition #PZV23-008

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.

Petition is denied and board makes a recommendation that petitioner seek rezoning as the property would be a better fit as a LR, lake and river resort zoned property.

2. Variance Request #PZV23-009 – Kevin & Fadia West, 21804 110th Ave., Ewart, Chippewa Township; Parcel #03 017 010 000. Property is zoned R-1. Request to allow an addition to be closer to the side setback than permitted by right.

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

- Narrow lot with a side setback of 20'
- Small cabin built in the 50's.
- Want to retire to the home and live full time on property.
- There is only 14 feet on the other side of the property.
- Septic is in back and hiders adding to rear of home.
- A small shed will be coming down which sits closer to side setback.
- Only asking to be ½ of setback.

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.

- No special circumstances to qualify for a variance.
- Septic is homeowner issue not unique character of property.
- Consulted with contractor on asking for variance before starting project construction.
- Has room in front or back of property with existing structure to add on to home.
- Does have a hill or landscaping issue to deal with for any construction.
- The septic system could be moved to allow more room but would be an additional expense for the owner.

Based on the Findings of Fact, a motion was made by Kurt Spalding and supported by Mike Tillman to Deny Petition No. # PZV23-009 and not allow an addition to be closer to the side

setback. Property is zoned R-1 and located at 21804 110th Ave., Ewart, Chippewa Township; Parcel #03 017 010 000.

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

Petition is denied and board makes a recommendation that petitioner seek rezoning as the property would be a better fit as a LR, lake and river resort zoned property.

IV. Public Comments

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

V. Business Session

1. Minutes of June 1, 2023, approval

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

VI. Adjournment

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Kimberly Straley/Recording Secretary

_____, Chair
Ron Bongard
Mecosta County Zoning Board of Appeals

Date Approved