

**MINUTES**  
**MECOSTA COUNTY ZONING BOARD OF APPEALS**  
Mecosta County Services Building  
August 7, 2023

**I. Roll Call**

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

**II. Matters Pertaining to the Public**

Chair Carroll explained the format of the meeting and what the applicant's options are in case their application is denied. He also explained that any petition would need a majority vote of 3 members for a motion to pass.

Chair Carroll asked if there was anyone present who wanted to address the Board regarding anything that was on this agenda or wishing to be placed on the next agenda. There was no response.

**III. Public Hearing**

1. Variance Request #PZV23-008 – Therese Henry, 8901 Lake View Blvd., Rodney, Martiny Township; Parcel # 07 048 010 029. Property is zoned LR. Request to allow an addition to be closer to the side setback than permitted by right.

R. Carroll read the application into the record. The applicant, Therese Henry, was present to speak in favor of.

- Only owns the front lot unlike neighboring properties who own front and back of the easement.
- Went over lot size and access to the cottage including any restrictions they are facing.
- 29' feet to the back storage area of home.
- The upstairs area is being done with attic trusses, not a full second floor.
- The board asked questions of why not add onto the opposite side of structure?
- Response by petitioner was, there would be no area to park vehicles, septic tank is in the area, only have easement access to property.

The chair asked if there was anyone to speak against the petition. A neighbor, Dan Dietrich was present.

- Has a concern with the structure being 2 feet off of the side lot line.
- Concerned that the holes dug were over the lot line. This was at the footing inspection.
- Has a concern with how was able to start construction.

- Staff explained that the application stated would be 13 feet from the property line. At the footing inspections, was determined too close to property line. Petitioner was contacted and application was received for a variance.
- Mr. Dietrich was satisfied with the explanation.
- Asked how large was planned addition. This was figured out and explained by staff as well.
- Has a concern with emergency services access if there was to be a need on the lake side of the property.

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.

- Believe the petitioner would be able to place addition in a new location on property or make a new plan where would meet setback requirements.
- Believe the petitioner has room to move over and allow for parking next to the home.
- Does not meet the criteria to allow the non-conforming use.
- This is merely a convenience not a special circumstance.

Based on the Findings of Fact, a motion was made by Ethan Ray and supported by Randy Bleeker to deny petition #PZV23-010 and not allow the variance for addition to be closer to side setback. Property is zoned LR and located at 8901 Lake View Blvd, Rodney, Martiny Township: Parcel #07 048 010 029.

Roll Call Vote - 4 Yeas, 0 Nay Motion passed, petition is denied.

Ethan Ray excused himself from the meeting for the next petition.

2. Variance Request #PZV23-011 – Mark & Angela Johnson, 8929 Lake View Blvd. Rodney, Martiny Township; Parcel #03 048 010 026. Property is zoned LR. Request to allow a structure to be higher than permitted by right.

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

- The majority of the structure will be placed into the side of the hill.
- Already received a special use for the size of the structure.
- Does not know what the exact height of the structure will be but could be as high as 26 feet.

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.

- Height is an issue and without having a proper drawing with height indicated, do not feel comfortable allowing a random height allowance.
- Could lower the height will a small pitch in the roof line.

- Height is determined to the closest ground level of open space on structure.
- Placing structure into the hill will help with any blocked back views. Although, does not appear would block anyone's view as current views are limited by foliage.

Based on the Findings of Fact, a motion was made by Randy Bleeker and supported by Roger Carroll to approve Petition # PZV23-011 and allow a structure to be taller than permitted by right. Property is zoned LR and located at 8929 Lake View Blvd., Rodney, Martiny Township; Parcel #07 048 010 026.

Roll Call Vote - 2 Yeas, 1 Nay Motion did not pass, petition is denied.

**IV. Public Comments**

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

**V. Business Session**

1. Approval of July 3, 2023, meeting minutes

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

**VI. Adjournment**

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

Respectfully submitted,

Kimberly Straley/Recording Secretary

\_\_\_\_\_, Vice Chair  
 Roger Carroll  
 Mecosta County Zoning Board of Appeals

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 Date Approved