

**MINUTES**  
**MECOSTA COUNTY ZONING BOARD OF APPEALS**  
Mecosta County Services Building  
October 2, 2023

**I. Roll Call**

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

**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.

Chair Carroll asked if there was anyone who wished to be on the agenda for next month. There was no response.

**III. Public Hearing**

1. Variance Request #PZV23-014 – Richard & Ruth Locke Trust, 21199 Monroe Rd., Morley, Aetna Township; Parcel #13 039 005 000. Property is zoned AF. Request to allow an oversized accessory structure to be closer to the side setback than permitted by right.

Ethan Ray excused himself from the meeting as this petition is going in front of the Planning Commission as well and he would rather have a vote there.

Chair Carroll read the application into the record. The applicants Richard and Ruth Locke were present to speak in favor of the petition.

- Placement of the structure will make the new structure cohesive and in line with the house as it sits on the property.
- Spoke with the neighbor and they do not object to the request for a variance.
- There will be 40 feet between the buildings.
- They will be moving to this property on a permanent basis.
- Would like to have the new structure as far from the driveway as possible.

The chair asked if there was anyone to speak in favor of or in opposition to the petition. 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 petitioner was asked if could meet setbacks if the structure was turned as the front corner appears to be within his allowed rights.

- The petitioner stated yes, structure could be turned to be more parallel to the property line and not need variance but would like to make it more in line with the house.
- Good size of structure but may need a height variance.
- The petitioner will meet height requirements at 20 feet high at peak.
- Placement of the structure to not impede the driveway has merit but should be checked to make sure.
- Appears will not have any issues meeting setbacks from where the property line seems to be, lines were not staked at time of site review.
- Have empathy for what the petitioner wants but appears the structure could be moved to meet the setback requirements.
- This is a want not a need.
- There are no special circumstances that warrant granting of this variance.

Based on the Findings of Fact, a motion was made by Kurt Spalding and supported by Mike Tillman to deny Petition #PZV23-012, request to allow an oversized accessory structure to be closer to the side setback than permitted by right. The property is located at 21199 Monroe Rd., Morley, Aetna Township and is zoned LR. Parcel #13 039 005 000.

Roll Call Vote – 4 Yeas, 0 Nay Motion passed, petition is denied. Staff will send the petitioner a letter of denial.

#### **IV. Public Comments**

Chair Carroll 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.

#### **V. Business Session**

Approval of September 11, 2023, minutes

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

#### **VI. Adjournment**

Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Kim Straley/Recording Secretary

\_\_\_\_\_, Chair

Roger Carroll  
Mecosta County Zoning Board of Appeals

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Date Approved