

**MINUTES**  
**MECOSTA COUNTY Zoning Board of Appeals**  
Mecosta County Services Building  
June 6, 2024

**I. Roll Call**

Chair, Roger Carroll, called the meeting to order at 6 p.m. Present for roll call were; Ethan Ray, Kurt Spalding, Randy Bleeker, Mike Tillman, Annette Coles, Zoning Administrator, & Kim Straley, Recording Secretary.

**II. Next Agenda Placement**

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

**III. Public Hearings on the agenda**

1. Variance Request Petition #PZV24-004 – Jonathan & Renee Grice, 12272 Buchanan Rd. Stanwood, Austin Township; Parcel #10 024 005 001. Property is zoned LR. Request to allow farm animals on an LR zoned property.

Chair Carroll read the request into the record. The applicant, Jonathan Grice, was present to speak in favor of the application.

- Explained to the board that he was asking for farm animals for 4-H purposes only for the kids.
- Is available to answer any questions the board may have.

There were no other members present who were in favor of the petition.

Those present to speak against were; area residents; Randy Balis, and John Shepard.

- Would like clarification of how many animals and what types.
- If considered to approve, would like to see the board place restrictions on the number of animals and type.
- Size of structure could affect the view from neighboring properties.
- Knew where he was buying when purchased the home. If want animals, should purchase property in an area which already allowed.
- Concerns of use of private road for large trucks traveling in and out.
- This parcel is not part of the subdivision or association and therefore, does not have access through the subdivision for access to property.

No one else to speak for or against the petition. Chair closed the public portion of the meeting and opened the floor to the Board for discussion and decision.

- Discussed the option of Re-zoning to a district that would allow animals.

## Un-Approved

- Do not believe this meets the special circumstances for property.
- The variance could not be limited to number or species as the right to farm act may not allow.
- Structure would be a large distance from the water/pond/lake nearby.
- There is a riding stable near the property.
- Could be detrimental to the area if sold in future and new owners wanted to have a lot of animals.

After discussion and based on the findings of facts listed, a motion was made by Ethan Ray and supported by Kurt Spalding to deny variance request #PZV24-004 to allow farm animals on an LR property. Property is zoned LR and located at 12272 Buchanan Rd. Stanwood, Austin Township; Parcel #10 024 005 001.

Roll Call Vote – 5 Yeas, 0 Nays, petition is denied. Applicant was instructed to see staff for next steps.

#### IV. **Public Comment / Matters Pertaining to the Public** (3-Minute limit per speaker)

Chair Carroll asked if there was anyone who wished to address the Commission regarding any subject that wasn't on the agenda. There was no response.

#### IV. **Business Session**

**Old Business** – None presented

**New Business** – None presented

#### **Approval of Minutes**

Ethan Ray motioned to approve the May 6, 2024, minutes, with corrections of misspelled names, supported by Kurt Spalding and passed unanimously.

#### V. **Adjournment**

Meeting adjourned at 6:48 p.m.

Respectfully submitted,

Kim Straley / Recording Secretary

\_\_\_\_\_, Chair  
Roger Carroll  
Mecosta County Planning Commission

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Date Approved