

**Port Sheldon Township Board of Appeals Hearing
Meeting Minutes for June 1 2022**

Call Meeting to order: @ 4:30 pm

Attendance: Bobby Forrest, Rachel Frantom, Steve Grilley, Brian VanBeveren, Ryan Capson (staff)
Also attending: John and Kim Rademaker

1. The request of John and Kim Rademaker for a variance from Section 4.10 and 4.27 of the Port Sheldon Township Zoning Ordinance – Parcel # 70-11-12-282-005 Address – 14561 Croswell Street, West Olive Mi 49460.

Opened the public hearing at 4:31pm

Applicant explained that they recently purchased his childhood house and would like to make some changes/updates to the home. The house was built in 1945 and east of US 31 on Croswell. Port Sheldon Township zoning Road Right of Way (ROW) for this section of Croswell street is stricter than Ottawa County. He would like to add a front porch and remove the existing garage and make an attached garage. This would remove 1 of the accessory buildings and bring his property more into compliance. He is also asking to keep the existing 12x9 shed.

Public Comments: No public comment.

Public Hearing closed 4:40 pm

Board Discussion: Board reviewed the application and the ZBA fact finding sheet. A motion was made to approve the variances requested using the drawing dated 3/5/22 and survey dated 4/11/22 due to the 4 standards below have been met with the following exception: The front yard encroachment of 34 feet and the shed can stay on the property but no improvements may be done and can not be replaced if damaged.

1. The county has a 33 foot ROW and township has 60. The front porch would need a 34 foot front yard variance in order to be built.
The additional shed is on the rear (backside) and R1 allows for 1 out building.
2. House was built in 1945 not allowing for updates without getting a variance.
Shed was on the property when purchased.
3. ROW for the township does not match the County and out of control of the homeowner.
Shed was built prior to applicant owning the home.
4. Would like to make improvements to the appearance and make the home more functional by making an attached garage.
Removing of the existing garage takes accessory buildings from 3 to 2, so improving the nonconformance.

Motion by Steve Grilley and second by Brian VanBeveren. The motion passes as shown by the following votes: Yeas: 4 No: 0

Item 2: Review the meeting minutes for 4/13/22 public hearing.

Motion by Bobby Forrest to approve meeting minutes from 4/13/22 public hearing. Second by Steve Grilley. The motion passes as shown by the following votes: Yeas: 4 No:0

Meeting adjourned: @ 5:10 pm

Rachel Frantom – Secretary

Bobby Forrest – Chairman