

**Port Sheldon Township Board of Appeals Hearing
Meeting Minutes for November 1, 2023 at 4:30 PM**

Call Meeting to order 4:30pm

Attendance: Bobby Forrest, Brian VanBeveren, Rachel Frantom, Steve Grilley, Donald Curry, Ryan Capson (ZA) Applicant and 3 members of the public.

Item 1. The request of Ryan Stygstra for a variance from Section 18.11 of the Port Sheldon Township Zoning Ordinance – Parcel: 70-11-27-100-011 Address: 6343 Butternut Drive, West Olive Mi 49460

Open Public Hearing at 4:32 pm

Applicant's description: The applicant has a purchase agreement on the property and would need a variance for putting a construction yard on less than 1 acre of property. The lot is .92 of an acre. The property does not include the Right of Way as other properties along Butternut Drive.

Public Comments: Dave VanderMolen- property owner to the south expressed concerns that there would be stuff laying around outside in the yard. Applicant assured him that would not be the case and there would be screening around the property. Bob Carini property owner to west wanted to reserve commenting until the site plan is brought to the planning commission meeting.

Closed the Public Hearing at 4:45

Board Discussion: Lot size of 1 acre is needed for this to be a construction yard. The applicant would like to put up 1 or 2 buildings and that could be used for businesses. The discussion for the zoning board is only the variance for the lot size.

Motion was made to approve the variance for a construction yard to be a on parcel smaller than 1 acre due to the 4 standards below being met:

1. The ROW along Butternut Drive is not consistently part of the properties, making some parcels larger than others.
2. If the ROW was included in the property, it would not need require a variance for a construction yard.
3. ROW is determined by the OC Road Commission.
4. Similar storage buildings along Butternut Drive.

Motion by Steve Grilley and second by Brian VanBeveren. The motion passes as shown by the following votes: Yeas 5 No 0

Item 2: Review the meeting minutes from 9-6-23 public hearing.

Motion by Bobby Forrest to approve meeting minutes from 9/6/23 public hearing. Second by Steve Grilley. The motion passes as shown by the following votes: Yeas: 5 No:0

Added item to agenda: 2024 Zoning Board of Appeals meeting start time.

Motion by Bobby Forrest to change to start time from 4:30 to 5:30pm and second by Don Curry. The motion passes as shown by the following votes: Yeas 5 No:0

Meeting adjourned at 5:04 pm.

