

**Port Sheldon Township Board of Appeals Hearing  
Meeting Minutes for February 7, 2024 5:30 P.M.**

Call Meeting to order 5:30pm

Attendance: Bobby Forrest, Rachel Frantom, Donald Curry, ALT Luke LaLone, Ryan Capson (ZA) and Applicant.

Absent: Steve Grilley, Brain VanBeveren.

Item 1. The request of Dan Overbeek for a variance from Section 4.10 of the Port Sheldon Township Zoning Ordinance – Parcel: 70-11-12-400-032 Address: 8320 2<sup>nd</sup> Ave, West Olive Mi 49460

Open Public Hearing at 5:32 pm

Applicant's description: The applicant is requesting a 16'x36' covered parking area on the northside of the existing barn and a 24'x24' addition to the rear of the barn. His parcel is zoned R-1 but the property to the south is AG and he has over 2 acres. His request is for the same requirements as Ag for building size.

Public Comments: 2 letters were written from neighbors supporting the addition to the barn.

Closed the Public Hearing at 5:36

Board Discussion: The property has 2 structures on it. The permitted 30'x36' and a 10'x20' shed that has a 8'X10' covered lean too. The property has over 2 acres but only 151 feet of road frontage, so it does not meet all the standards for AG zoning. The board reviewed the nonconformance of having 2 structures on the property and feel approving the variance to make the addition to the existing barn and removing the 10'x20' shed is the best solution.

Motion was made to approve the variance for an addition of 24'x24' building and 16'x36' covered parking area with the following restrictions: The 10'x20'shed with a 8'x10' lean too to be removed and the 16'x36' parking area cannot be enclosed. The approval is due to the 4 standards below being met.

1. The parcel is zoned R-1 with 2 acres and the parcel to the south is zoned Ag.
2. If the property was zoned AG, the applicant could have approx. at 2500 sq. foot accessory building.
3. 2<sup>nd</sup> ave has a mix of R-1 and AG zoned lots with some of the R-1 having over 2 acres.
4. The restrictions of the R-1 accessory building size limit the owner to store his desired items under a roof.

Motion by Rachel Frantom and second by Luke LaLone. The motion passes as shown by the following votes: Yeas 4 No 0

Item 2: Review the meeting minutes from 11-1-23 public hearing.

Motion by Bobby Forrest to approve meeting minutes from 11-1-23 public hearing. Second by Rachel Frantom. The motion passes as shown by the following votes: Yeas: No:0

Meeting adjourned at 6:25 pm.

