

**Port Sheldon Township Board of Appeals Hearing
Meeting Minutes for July 5th 2023**

Call Meeting to order: @ 4:30 pm

Attendance: Bobby Forrest, Rachel Frantom, Steve Grilley, Donald Curry, Ryan Capson (ZA)
Absent-Brian VanBeveren. Also attending: Stephen & Nanci Lubinski

1. The request of Stephen & Nanci Lubinski for a variance from Section 4.10 Sec 5A/5B of the Port Sheldon Township Zoning Ordinance – Parcel # 70-11-24-100-035 Address: 14861 Blair St Holland Mi 49424.

Opened the public hearing at 4:31pm

Applicant explained their request for a variance from 4.10 Sec 5A to build an accessory building. Constraints on the property: creek and private road run thru the parcel, powerline easement and the house was placed at the back of the property line. This leaves a limited building envelope to place an accessory building.

Public Comments – no comments at the meeting. Ryan Capson had 1 call and the neighbor did not have an issue with the application.

Public Hearing closed 4:40 pm

Board Discussion: Board reviewed the application and discussed the need to have a variance request for 5A and 5B of 4.10. It was discussed that the applicant will need to remove the small shed between current accessory building and the house to stay within allotted square footage.

A motion was made to approve the variance to build an accessory building with a 15-foot required front yard using the drawing dated 7/5/23 because the following criteria was met:

- A. There is a creek, a private road and a power line that divide off part of the parcel and limiting the area where a building can be placed.
- B. The applicant purchased an existing house, that was built on the back-property line. This does not allow an accessory building to be placed in the back yard.
- C. The private road, creek and placement of the house are not the result of the applicant.
- D. The parcel is zoned AG1 and would allow an accessory building in the front yard with a variance for set backs due to how the parcel is laid out.

Motion by Steve Grilley and second by Don Curry. The motion passes as shown by the following votes: Yeas: 4 No: 0 – Absent: Brain VanBeveren

Item 2: Review the meeting minutes for 8/3/22 public hearing.

Motion by Bobby Forrest to approve meeting minutes from 8/3/22 public hearing. Second by Steve Grilley. The motion passes as shown by the following votes: Yeas: 4 No:0 Absent: Brain VanBeveren

Meeting adjourned: @ 5:00 pm

Rachel Frantom – Secretary

Bobby Forrest – Chairman