

**Port Sheldon Township Board of Appeals Hearing
Meeting Minutes for July 6th 2022**

Call Meeting to order: @ 4:35 pm

Attendance: Bobby Forrest, Rachel Frantom, Steve Grilley, Brian VanBeveren, Ryan Capson (ZA)
Also attending: Brandon and Sara Bos, Roy Harris, Bill Monhollon, 1 neighbor

Item 1. The request of Brandon Bos for a variance from Section 4.10.4 of the Port Sheldon Township Zoning Ordinance – Parcel # 70-11-22-451-003 Address – 6571 Holly Drive, West Olive MI 49460.

Opened the public hearing at 4:36pm

Applicants builder – Bill Monhollon explained that the applicant would like to build an accessory building that is larger than allowable for R-1 (1100 sq). The parcel is zoned R-1 but the next parcel to the north is AG. The homeowner has over 2 acres and the lot is not split able off Holly Drive. Applicant is looking for a variance between R1 and AG requirements to build an accessory building for storage. He is requesting 2300 sq feet barn with a height of 18' 6".

Public Comments: Roy Harris, neighbor south of the Bos's approved of the barn as shown. Neighbor to the north also gave his approval of the barn. 1 other neighbor came to the office to view the drawing and had no issues.

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 5/27/22 due to the 4 standards below.

- A. The parcel is in Holly Estates and zoned R1. This house is the last parcel to the north in Holly Estates. The parcel is 2+ acres and cannot be split. There is a sand hill on the rear of the property that the rear of the barn will be built into if approved.
- B. Properties to the north are in AG and allowed accessory buildings up to 4000 sq feet while having 2 acres.
- C. R1 zoning is not the owners choice and meets the requirements of AG with 2+ acres.
- D. An accessory building of 1100 square feet would not allow the applicant the storage that is needed.

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 6/1/22 public hearing. Second by Rachel Frantom. The motion passes as shown by the following votes: Yeas: 4 No: 0

Meeting adjourned: @ 5:00 pm

Rachel Frantom – Secretary

Bobby Forrest – Chairman