

**Port Sheldon Township Board of Appeals Hearing
Meeting Minutes for July 2, 2025 at 5:30 PM**

1. Call Meeting to order: 5:30PM
2. Attendance: Bobby Forrest, Luke LaLone (alt), Rachel Frantom, Steve Grilley, Donald Curry, Ryan Capson (ZA)
3. The request of Michael and Rebecca Mattson for a variance from Section 4.10.5 A&B of the Port Sheldon Township Zoning Ordinance – Parcel: 70-11-02-200-016 Address: 9233 154th, West Olive Mi 49460.
4. Open the Public Hearing at 5:31PM- Applicant’s description: The applicant would like to build an accessory building on the north side of the property. Ottawa County would not allow a driveway cut in off Stanton, which was the original choice for the location of the accessory building. Only the north side of the driveway touches 154th, so any other location would require an easement from the neighbor. Also, the topography limits the locations for an accessory building.
5. Public Comments: Tara Garland submitted a letter stating they supported the applicant’s plan.
6. Close Public Hearing at 5:44PM
7. Board Discussion: The board had discussions on the parcel topography, the easement/ driveway location and not being allowed to come off Stanton Street per Ottawa County.
8. Fact finding review:
 1. Not being able to come off Stanton Street by Ottawa County forced a different location. The topography limits the available locations to build an accessory building.
 2. Purchased a spec home and the builder did not leave a space for an accessory building the size the applicant would like to build.
 3. 154th private road has a curve in front of the applicant’s home due to the topography and only the driveway and the north side of the property has direct access off the road. Putting the accessory building on the south side would require an easement.
 4. An accessory building is allowable in the area. The road structure and the topography limit the location.
9. Motion: Rachel Frantom made the motion to approve the requested variance to construct an accessory building 63 feet from the center of the road due to the 4 standards had been met. 2nd by Steve Grilley. Motion carried with 5 Yea votes and 0 No votes.
10. Review the meeting minutes for 4-2-25 public hearing.
11. Motion by Bobby Forrest to approve the meeting minutes. 2nd by Steve Grilley. The motion passes as shown by the following votes: 5 Yea votes and 0 No votes.
12. Chairman – Bobby Forrest adjourned the meeting at 6:02PM

