

GRANT TOWNSHIP ZONING BOARD

Meeting Minutes

April 8, 2021

PRESENT: Chair; Mike Bouwkamp, Janet Lesley, Tom Stuart, Jason Fulton and Kim Martens.

ABSENT: Mark Starr & Sam Scholtens

Furman Request – continuation of Jan 28, 2021 meeting

Gladys read minutes from the January 28, 2021 meeting including the checklist results listed below, that were obtained after dismissal of applicant and neighboring property owners.

Using the checklist, at the Jan. 28, 2021 meeting, the board determined the following:

#1 – No

#2 – No

#3 – No

#4 – Yes

#5 – Yes (with questions)

#6 – No

#7 – Conditions imposed – None

#8 – Finding Facts:

- This parcel was 2 parcels in the past and currently does not meet width to depth ratio.
- Proposed East parcel would not have enough frontage, only 33' of road frontage on Willow
- Proposed West parcel does not meet the 4 to 1 width to depth ratio required by township

According to guidelines for checklist, variance should be denied.

Kim provided an overview of request. In review and for clarification, Mike re-asked the checklist questions asking for individual votes by members and the board added the following notes:

#1 – No by all

#2 – No by all – Note: Existing ordinance (1Parcel) takes precedence over the prior split parcels

#3 - No by all

#4 – Yes by all

#5 – 2 – No; 1 - yes with questions

#6 – No by all

The checklist questions were re-asked twice, with an emphasis on question #5 for clarification
Results remained the same.

Finding fact: In addition to facts determined at Jan 28th meeting, there is a possibility to make
1 parcel a legal parcel if split

Note: All land divisions must result in legal parcels under the township ordinance

With all votes in, according to checklist guidelines, this variance must be denied.

The applicant was dismissed at 7:25 pm. The board continued to discuss other options that
could work for this applicant, other possible splits.

The meeting was adjourned by a motion made by Tom Stuart, seconded by Jason. All in favor.
Adjourned at 7:45 pm

Notes submitted by: Gladys VeltKamp, Recording Secretary / Grant Township Clerk