

GRANT TOWNSHIP ZONING BOARD

Meeting Minutes

January 28, 2021

PRESENT: Chair; Mike Bouwkamp, Janet Lesley, Mark Starr, Simon Scholtens, Kim Martens Tom Stuart and Kim Martens.

ABSENT: Tom Stuart

After Swearing in of the board to renew their 3 yr commitments, Gladys notified attendees of the following:

Per conversation with Township attorney and there not being enough time notify adjoining property owners, these hearings were conducted according to COVID-19 safe distancing and mask requirements. The board heard the requests of petitioners and any objections from surrounding property owners but no judgements were made. The board will review all information and will reconvene when meeting rules are lifted or via zoom at a later date.

Furman Request

Kim provided an overview of the applicants request. Applicant, Richard Furman provided additional input. The board was able to hear objections from neighbor regarding wetland area on the property which could cause water issues to his property in the future if any developments are made.

Using the checklist, 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. The board will take all info under consideration for determination at a later date.

This group was dismissed at 7:20 pm

Bradley Request

Mr. Bradley presented his request to the board for an addition to his house with the purpose of adding a master bedroom and bathroom. Due to layout of current home and location of deck that is on the home currently, both the addition and deck would protrude into the setback from road area.

Using the checklist, the board determined the following:

#1 – Yes

#1b – Yes, it would require moving the current well and septic

#2 – Yes

#3 – No

#4 – Yes

#5 – No (with questions on verbiage)

#6 – No

#7 – Conditions Imposed:

- No new additions to the home can be built any closer than what the current deck is now
- As a recent hearing with a similar request was approved/granted; the board must look at that for comparison

#8 – Finding Facts:

- Existing set back is currently non-conforming and was not conforming when applicant purchased
- Applicant is making an improvement to the home

As there were no adjoining property owners present and none has expressed opposition to this request, the board discussed the ability to make a determination on this request via zoom.

Clerk will set up and send link to the board and applicant for Thursday Feb 4, 2021 at 7 pm.

Meeting adjourned at 8:10 pm

The next regular meeting will be held Thursday, March 25th at 7 pm to conduct regular business and election of officers..

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