

**DRAFT**

Charleston Township Zoning Board Of Appeal  
Meeting Minutes for February 8th 2011

Call to Order: Chairman Zomer called the meeting to order at 07:00 PM

Role Call of Members: Norm Zomer, Don Balkema, Don Kramer, and Mike Dennis present. Linda Locey and Al Ahlrich absent.

Pledge of Allegiance: Chairman Zomer called for the pledge of allegiance led by Mike Dennis.

Acceptance of Agenda: Motion was made by Don Balkema Second by Don Kramer to accept agenda. All members present approved.

Approve Minutes of previous Meeting: Motion was made by Don Balkema second by Don Kramer to approve the minutes from the August 26, 2010 meeting. All members present approved.

Audience Presence at the Meeting:

Mr. Mark Appelgren  
12401 E. Michigan Avenue  
Galesburg, MI 49053

Mr. Ken Thoroughman  
2383 S. 38th Street  
Climax, MI 49034

Applicant's Presentation: Question from Chairman Zomer to the Secretary Dennis about public mailing concerning the application. The secretary indicated to the chairman that no replies had been received from any of the mailings. Questions concerning distance of property to proposed barn? (400 feet). Question concerning distance of existing home to road? (900 feet). Could any of your neighbors see the proposed barn? Mr. Appelgren did not believe that the building would be visible. There were a number of questions about elevation drop from various points around the property. Some of the elevation drops were in excess of 2 feet. There was a question about the existing sheds that are on the site? Mr. Appelgren indicated that they were present when he purchased the property 10 years ago. Following the applicant presentation discussion among the board it was evident among the board that topography was the issue.

Variance Standards Proof:

28.8.1.a Issue is with the land: Norm Zomer, Don Balkema, Don Kramer and Mike Dennis all voted yes.

28.8.1.b No affect on adjoining Property: Norm Zomer, Don Balkema, Don Kramer

and Mike Dennis all voted yes.

28.8.1.c Public Safety Issue: Norm Zomer, Don Balkema, Don Kramer and Mike Dennis all voted yes.

28.8.1.d Not Being Denied use of Property: Norm Zomer, Don Balkema, Don Kramer and Mike Dennis all voted yes.

All board members present voted in favor of all proofs.

Motion was made by Don Balkema second by Don Kramer that the board approve the applicant's request for variance.

Roll Call vote for Final Approval: Norm Zomer, Don Balkema, Don Kramer and Mike Dennis all voted yes. The applicant's request for variance is approved.

New Business:

The road frontage issue on 36<sup>th</sup> Street was discussed and will likely need to be addressed at a later date.

Don Kramer was asked to have the Planning Commission take a look at the language of Article XXVII, Section 28.8, 1-D. ZBA members do not feel it is clear as presented.

Motion by Don Balkema second by Don Kramer to adjourn:

Norm Zomer, Don Balkema, Don Kramer and Mike Dennis all voted yes.

The meeting ended at 8:07 PM.

Mike Dennis

Zoning Board of Appeals Secretary