

**Charleston Township Zoning Board of Appeals
November 29, 2016**

Call To Order:

The meeting was called to order at 7:00 p.m. by the Chair Mark Appelgren who led those present in the pledge of allegiance to the flag.

Roll Call of Officers:

Roll was called and members present were: Linda Locey, Don Balkema, Norm Zomer, Mark Appelgren and Don Kramer. Absent: None. Also in attendance were the Zoning Administrator, Bert Gale, and Karen Hansen.

Adoption of Proposed Agenda:

Balkema/Kramer moved to adopt the agenda as presented. CARRIED

Approval of Minutes:

Balkema/Kramer moved to accept the minutes of March 1, 2016 as presented. CARRIED

Citizen Time:

No comments were offered.

New Business:

Karen Hansen

13132 M-96

Augusta, MI 49012

3908-09-101-010 Variance from the Zoning Ordinance

Karen Hansen showed the board pictures of the cracks in two of the walls of her garage and told them that she wanted to repair the walls and do some patching because the walls were going to collapse without repair work

Bert Gale, from AGS (Associated Government Services) explained the problems associated with this nonconforming building. Because of 40 ft. setbacks, there is only about 5 feet in the whole structure that is not subject to a variance for changes.

The Board reviewed Section 27.3 of the Zoning Ordinance which stipulates that a nonconforming building/structure shall not be expanded, extended, enlarged or otherwise altered unless the ZBA approves a variance. Mark led the Board through the variance standards listed in Section 28.8 of the Zoning Ordinance. The Board determined that a. the evidence indicated a narrowness and shallowness to the lot, b. that the variance will not affect any adjoining property, c. that there are no public safety issues associated with the request, d. that the variance is necessary for substantial justice to be done and that the hardship is not based on economic issues.

Balkema/Locey moved to approve the variance. Roll Call Vote: Balkema – Y; Locey – Y; Kramer – Y; Zomer – Y, Appelgren – Y. CARRIED

Norm Zomer submitted his letter of resignation from the Zoning Board of Appeals effective December 31, 2016.

Adjournment:

Balkema/Locey moved to adjourn at 7:20 p.m. CARRIED

Minutes prepared by:

Linda Kramer
12/01/2016