

**Charleston Township Zoning Board of Appeals
November 14, 2017**

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: Don Balkema, Linda Locey, Mark Appelgren, and Don Kramer. Absent: None. Also in attendance were Jerry VanderRoest, and Brett and Donna Beatty.

Adoption of Proposed Agenda:

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

Approval of Minutes:

Kramer/Balkema moved to approve the minutes of June 13, 2017 as presented. CARRIED

Variance Request:

Brett & Donna Beatty

134024 M-96

Augusta, MI 49012

3908-04-176-024 Variance from the Zoning Ordinance:

The Chairman, Mark Appelgren, asked Mr. Beatty to explain his request for a variance. Mr. Beatty stated that he wanted to build a pole building in his side yard because the rear yard has hills and marsh. The immediate rear of the house contains a drain field and reserve space for a drain field. A larger space behind the house has too high of a water table for stabilizing a structure. The northeast space on the property is also too close to a hill and property line to allow sufficient space to enter the barn. The Beattys also asked for a variance from the height requirement to accommodate storage of an RV that needs a 14- foot door.

The Summary Review provided by Associated Government Services indicated that a variance is required to allow the construction of the proposed pole building in the side yard.

The Chairman explained that to grant the variance, the request had to meet certain standards. He also explained that the project had to be started within six months and, if the variance request was rejected, the Beattys had to wait a year before they could apply again.

The Board, led by the Chairman, began the review of the variance standards.

Item a. asked if there were practical difficulties in the way of carrying out the strict letter of the provision or requirement. The Board agreed that there were.

Item b. declared that the variance will not affect or be detrimental to any adjoining property. The Board agreed that granting the variance would not affect adjoining property in a substantially detrimental manner.

Item c. asked if the variance will allow the spirit of the ordinance provision to be observed and public safety secured. The Board agreed that the variance would not interfere with this provision.

Item d. asked if the variance was necessary for substantial justice to be done. The Board agreed that the variance was necessary.

Standard 2 states that hardships based solely on economic conditions are not grounds for approval of a variance. The Board agreed that economic hardship was not the issue.

Standard 3 states that the hardship cannot be self-created. The Board agreed that the hardship was not self-created.

The Board then discussed the roof and eaves height exception and agreed that it was necessary for storage of the RV.

Jerry VanderRoest pointed out that the small house located on an adjacent parcel that also belongs to the Beattys could be rented but could never be used for storage.

Balkema/Locey moved to approve the variance for the pole building to be built in the side yard and to approve the request for a roof height of 22 feet, 3 inches and an eaves height of 16 feet. Roll Call Vote: Balkema – Y; Locey – Y; Kramer – Y; Appelgren – Y. CARRIED

It was suggested that the Board may want to elect officers for 2018 at this meeting because another ZBA meeting has not been scheduled.

Balkema/Locey moved to add election of officers to the agenda. CARRIED

Balkema/Kramer moved to keep Mark Appelgren as Chairman. CARRIED

The Clerk, Linda Kramer, agreed to continue taking the minutes for the ZBA.

Adjournment:

Balkema/Kramer moved to adjourn at 7:17 p.m. CARRIED

Minutes prepared by:

Linda Kramer

11/16/2017