

Dorr Township Zoning Board of Appeals
Monday, March 9, 2009 7:00 PM

Members Present: Robert Wagner, Ethel Visser, Les Myers, John Bouterse,
John Lenhart

Chairman Wagner called the meeting to order.

Minutes of the meeting held December 8, 2008 were read.

Motion by Bouterse, second by Lenhart, to approve the minutes as read.

Vote: All Ayes Motion Carried

Old Business: None

New Business: None

Motion by Lenhart, second by Bouterse to adjourn

Vote: All Ayes Motion Carried

Ethel Visser, Secretary

Dorr Zoning Board of Appeals

Monday, April 13, 2009 7 PM

Members Present: Robert Wagner, Ethel Visser, John Lenhart, John Bouterse

Absent: Les Myers

Guest - 7

Chairmen Wagner called the meeting to order.

Pledge of Allegiance

Chairmen Wagner read the notice as follows:

Please take notice that the Dorr Township Zoning Board of Appeals will hold a public hearing on Monday, April 13, 2009 at 7:00 P.M., at the Dorr Township Hall, 4194 - 18th Street, Dorr, Michigan, on the corner of 18th Street and 142nd Avenue, to consider the request filed by Randy Disselkoen, Waterfront Investment Co., LLC, for a variance from the provisions of Section 4A.09 (b) of the Dorr Township Zoning Ordinance, which provides that no billboards shall be located within 1,320 feet of another billboard, measured in any direction. If granted, the requested variance would allow an additional billboard to be constructed which is greater than 1,000 feet but less than 1,320 feet from an existing billboard. The real property which would be affected by this proposed variance is described for legal purposes as: beginning at the South $\frac{1}{4}$ of Section 1, Town 4 North, Range 12 West, thence North 1825.65 feet, thence East 310.04 feet, thence South 20 d 01' 40" East 1,103.51 feet, thence South 08 d 33' 12" East 800 feet to the South Section line, thence West on said section line 790.52 feet to the place of beginning.

This property is bordered on the West by U.S. 131 and on the South by 146th Avenue.

The neighbors of Randy Disselkoen were upset with the plan and had, before the meeting was called to order, spoke with Mr. Disselkoen.

Mr. Disselkoen wanted the meeting adjourned because the neighbors were upset.

Vos Tree Farms stated that a fiber optic wire was laid under trees that were planted on his farm to go to the sign by the expressway and had lost those trees.

The Board of Appeals felt that they needed more information from P.C.I. before they could proceed.

Motion by Visser, Second by Bouterse, to adjourn this meeting and meet on Monday, May 11, 2009 at 7 PM to continue with the discussion.

Roll Call Vote: Lenhart yes, Wagner yes, Visser yes, Bouterse yes.

Minutes of the meeting held on March 9, 2009 were read.

Motion by Lenhart, Second by Bouterse to approve the minutes as read.

Vote: All Ayes Motion Carried

Motion by Bouterse, Second by Lenhart to adjourn

Vote: All Ayes Motion Carried

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals

Monday, May 11, 2009 7:00 PM

Continuation of the meeting held on Monday, April 13, 2009

Members Present: Robert Wagner, Ethel Visser, John Bouterse, John Lenhart

Absent: Les Myers

Guest 4

Chairman Wagner called the meeting to order.

Pledge of Allegiance

Secretary Visser read part of the minutes of the meeting held on April 13, 2009 to refresh

the board members.

Randy Disselkoen stated that there were 3 billboards before and that there won't be any more than 4 billboards on the property.

3 large trees are being planted

Neighbors have signed an agreement with Mr. Disselkoen to allow the fourth billboard.

The billboard that is down would be moved to the north but not within the zoning law of Dorr Township 1320 feet between signs.

The property has many wet areas which he knew before he purchased the property.

DEQ has designated the property along the railroad track wet land.

Chairman Wagner closed the public comment.

Motion made by Bouterse, second by Lenhart, to vote to approve this variance.

A. Is there some extraordinary situation involved with this particular land or structure (exceptional narrowness, shallowness, shape of the parcel, unusual topographical conditions. Etc.) that would involve practical difficulties in literally enforcing the zoning ordinance?

Practical difficulties - wet conditions - However all the property along 131 Highway is pretty much the same.

B. Is there something about this particular piece of property that is not typical of other parcels of property located along US 131 so that the formulation of a general regulation for such condition in the ordinance is not "reasonably practicable"?

Nothing different from this property other than length

C. Are there exceptional or extraordinary conditions that apply to this parcel that would not apply to other parcels along US 131 in any zoning district that allows the installation of billboards?

No condition would be extraordinary

D. Is issuance of the variance necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the zoning district on which billboards could be located (keeping in mind that increased financial return is not sufficient to warrant a variance)?

None

E. Will the issuance of the variance not be substantial detriment to adjacent property?

3 billboards are there now

F. Will the proposed variance be consistent with the spirit of the ordinance, public safety and substantial justice?

Proposed variance be consistent with the spirit of the ordinance - Dorr Township Zoning 1320 feet between billboards The fourth billboard would be from 146th Avenue just 183 feet between billboards and from the billboard north going south to the fourth billboard the distance is 251 feet

G. Will the issuance of a variance not materially impair the intent and purpose of the provisions of the zoning ordinance regarding billboard placement and regulations? In that regard, the township board has adopted a clear policy regarding billboards by requiring a 1,320 foot distance between each billboard.

If we grant the variance, other property owners would or might feel they have the right to seek a variance to move their sign and do something else with the property.

Roll Call Vote: Lenhart no, Bouterse no, Wagner no, Visser no

The variance was not granted

Motion by Lenhart, second by Bouterse to adjourn this meeting

All Ayes Motion carried

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
Monday, June 8, 2009 7:00PM

Members Present: John Bouterse, Robert Wagner, Ethel Visser
Absent: John Lenhart

Les Myers turned in a letter of resignation to the Township Supervisor, Tammy VanHaitsma.

Minutes of the meeting held on April 13, 2009 were read.

Motion by Bouterse, second by Visser to approve the minutes as read.

Vote: All Ayes Motion Carried

Minutes of the meeting held on May 11, 2009 were read.

Motion by Bouterse, second by Visser to approve the minutes with one correction:

Before the feet of 183 and 256, the word short should be inserted.

Vote: All Ayes Motion Carried

Motion by Visser, second by Bouterse to adjourn

Vote: All Ayes Motion Carried

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals Meeting

Tuesday, August 25, 2009 7:00PM

Members Present: John Lenhart, Karen Slater, Robert Wagner, John Bouterse

Absent: Ethel Visser

Guest: 5

Meeting was called to order by Chairman Wagner:

Pledge of Allegiance was said

Previous minutes were dismissed and the notice of hearing was read:

Please take notice that the Dorr Township Zoning Board of Appeals will hold a public hearing on Tuesday, August 25, 2009 at 7:00PM, at the Dorr Township Hall, 4194 18th Street, Dorr, Michigan, on the corner of 18th Street and 142nd Avenue, to consider the application of Marvin Moomey, 4636 22nd Street, Dorr, Michigan for a variance from the side yard and rear yard setbacks requirements of the Dorr Township Zoning Ordinance which would allow him to construct a 40' by 48' pole building in the Southwest corner of his property approximately 6-8 feet from the South line of his parcel and the West line of his parcel. The applicant's parcel is located in the F Agricultural zoning district and is described for real estate purposes as:

Commencing 220 feet South of the Northeast corner of the South five acres of the Northeast $\frac{1}{4}$ of the Southeast 14 of Section 6, thence West 219 feet, thence South 200 feet, thence East 219 feet, thence North 200 feet to place of beginning.

Tax Parcel: 0305-006-026-00

This property is bordered on the East by 22nd Street.

Public Comment: Joe Fein questioned lot layout and distance between home and proposed building. Mr. Mooney could not provide answers for those questions, would guess that the distance is about 30 feet between home and proposed building.

Karen Slater questioned age of home and property (approx. 40-50years old) and what does the township ordinance say regarding distance between home and building in the F-Agriculture zone.

John Bouterse mentioned that when he put up his pole barn in F-Agriculture zone, he was told by PCI that it must be 50 feet or more between home and barn. This could not be found in the township ordinance.

Chairman Wagner proposed to visit the site to get proper dimensions and distances. Mr. Moomey then mentioned that he didn't even know where the corner markers are for the lot and didn't really know where that lot line would be.

Chairman Wagner then proposed to postpone the meeting to give time for Mr. Moomey to get the property surveyed and provide a proper site map with the needed dimensions and distance.

Motion made by Lenhart, second by Bouterse to postpone the application until our September 14, 2009 regular meeting and to adjourn this meeting.

Vote: All Ayes Motion Carried

John Bouterse, Secretary

Dorr Township Zoning Board of Appeals

Monday, September 14, 2009 7:00PM

Chairman Wagner called the meeting to order

Pledge of Allegiance was said

Roll Call: John Lenhart, John Bouterse, Robert Wagner, Ethel Visser

Absent: Karen Slater

Mr. Mooney presented a certified survey of his property done by the Jonker Company.

Mr. Mooney also has the shed smaller than the original proposal.

Chairman Wagner closed public comment.

Motion by Lenhart, second by Bouterse, to approve the variance for the following;

Mr. Mooney has already had a survey done of the property, has made the shed smaller, trees on the property and the placement of the septic system, this is the only place on the property for the building.

Section 18:11

B. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the zone, provided that increased financial return shall not be deemed sufficient to warrant a variance.

C. That a condition or situation of the specific property or the intended use is not of so general or recurrent a nature as to make reasonably practical a general regulation as part of this Zoning Ordinance.

Roll Call Vote: Visser yes, Wagner yes, Bouterse yes, Lenhart yes,

Motion Carried

Secretary Visser read the minutes of the meeting held on June 8, 2009.

Motion made by Bouterse, second by Lenhart to approve the minutes as read:

Vote: All ayes Motion Carried

Election was held for officers:

Elected Chairman-Robert Wagner

Elected Secretary-Ethel Visser

Motion by Lenhart, second by Bouterse to adjourn.

Vote: All ayes Motion Carried

Ethel Visser, Secretary

Dorr Zoning Board Of Appeals

Monday, December 13, 2010 7:00PM

Members Present: John Lenhart, Robert Wagner, Ethel Visser, John Bouterse

Absent: Karen Slater

Chairman Wagner called the meeting to order

Minutes of the June 14, 2010 were read

Motion by Lenhart, seconded by Bouterse, to approve the minutes as read

Vote: All Ayes Motion Carried

Old Business: None

New Business:

Dates of the Meetings for 2011: March 14, June 13, September 12, December 12

Motion by Bouterse, seconded by Lenhart to approve the dates

Vote: All Ayes Motion Carried

Meeting of September 13, 2010, Present: Robert Wagner, Ethel Visser

Motion by Lenhart, second by Bouterse to adjourn.

Vote: All Ayes Motion Carried

Ethel Visser, Secretary

213A

Meeting was called to order by Chairperson, Robert Wagner

All stood for the Pledge of Allegiance

Roll Call: Present: Les Myers, Robert Wagner, Ethel Visser, Karen Slater

Absent: John Bouterse

Guest 2

Six letters were sent out to the neighbors regarding the hearing

Chairman Wagner read the notice as follows:

Please take notice that the Dorr Township Zoning Board of Appeals will hold a public hearing on Monday, March 12, 2012 at 7:00 PM at the Dorr Township Hall, 4196 18th Street, Dorr, Michigan, on the corner of 18th Street and 142nd Avenue, to consider the request of Thomas Sidebotham for issuance of a variance that would offer relief from Section 13.04(b) and (c). The building would be 10 feet from the east property line instead of the required minimum of 25 feet and 23 feet from the north property line instead of the minimum of 25 feet. The property located at 3807 Oriole St. Dorr, Michigan is described for legal purposes as:

COM at S ¼ PST TH W ON S SEC LIN 862.2.2' TO POB TH CONT W 200.05' THN 329.88' TH E 200.05' TH S 329.88' TO POB SEC 30 T4N 812W.

Mr. Sidebotham explained to the Board what his intentions were for the building's placement.

Chairman Wagner closed the public comment section.

The building is 32 X48

Motion was made by Visser, second by Myers to adopted the variance for the following reasons:

a) Where it is alleged that, by reason of the exceptional narrowness, shallowness or shape of a specific parcel of property or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in question, the literal enforcement of this Ordinance would involve practical difficulties, provided that the Board of Appeals shall not grant a variance on a lot if the owner or members of his family own or owned adjacent land which could be included as part of the lot.

The land to the south is where the septic system is and further to the road is very wet.

b) Where it is alleged that there is practical difficulty in carrying out the strict letter of this Ordinance and a request made to vary such regulations, so that the spirit of this

Meeting, April 30, 2012 7:00PM

Board Members Present: Robert Wagner, Ethel Visser, John Bouterse, Les Myers
Absent: Karen Slater

Five letters were sent out

Chairman Wagner called the meeting to order.

All stood for the Pledge of Allegiance

Chairman Wagner read the notice:

Please take notice that the Dorr Township Zoning Board of Appeals will hold a public hearing on Monday, April 30, 2012 at 7:00PM at the Dorr Township Hall, 4196 18th Street, Dorr, Michigan, on the corner of 18th Street and 142nd Avenue, to consider the request of Abigail Lenhart for issuance of a variance that would offer relief from Section 14.04(A). The building would be 10 feet from the front property line instead of the required minimum of 50 feet. The property located at 4427 24th Street, Dorr, Michigan is described for legal purposes at:

COM 264' NOF SW COR TH N 500' THE 3 250' M/L TO C/L OF CREEK TH SWLY 527' M/L ALG C/L OF CREEK TH W 86' M/L TO POB SEC 7 14N R12W

Christine Schwartz sent a letter to the Zoning Board of Appeals and also was present at the meeting, stating her reasons why this variance should be denied.

Scott VanderKolk was the boyfriend and spoke person for Abigail Lenhart.

He stated that he wanted to put a pole barn on the property to store items in.

The property is approximately 1.9 acres. Originally, the pole barn was going to be 110 X 40 but he stated that the pole barn would be 92 x 40. The design of the building will be 2 buildings built together. Also instead of the 10 feet from the front property line, he would go back other 10 feet to make it 20ft from the front property line.

Motion by Myers, second by Bouterse to grant the variance for the following reasons:

Section 300.860 Variance Permitted

(a) Where it is alleged that, by reason of the exceptional narrowness, shallowness or shape of a specific parcel of property or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in question, the literal enforcement of this Ordinance would involve practical difficulties, provided that the Board of Appeals shall not grant a variance on a lot if the owner of members of his family own or owned adjacent land which could be included as part of the lot.

(b) Where it is alleged that there is practical difficulty in carrying out the strict letter of this Ordinance and a request made to vary such regulations so that the spirit of the

Chairman Wagner called the meeting to order

Members Present: Karen Slater, John Bouterse, Robert Wagner, Ethel Visser, Les Myers

The Pledge of Allegiance was said

Chairman Wagner read the notice:

Please take notice that the Dorr Township Zoning Board of Appeals will hold a public hearing on Monday, October 8, 2012 at 7:00PM at the Dorr Township Hall, 4106 18th Street, Dorr, Michigan, on the corner of 18th Street and 142nd Avenue, to consider the request of Steve Jurczuk for issuance of a variance to locate a 30 X 40 accessory building ten (10) feet from the east property line instead of the required minimum of twenty five (25) feet. The applicant is asking for relief of Section 13.04(B). the property located 2314 Hilltop View Drive, Dorr, Michigan is described for legal purposes as:

Unit 18 of Hilltop View Estates Site Condominium, according to the Master Deed recorded in Liber 1770 on pages 706 through 723 and amendments there to (if any), and designated as Allegan County elements as set forth in above Master Deed and as described in Act 229 of Public Acts of 1963 and Act 59 of Public Acts of 1978 and Amendments thereto. Dorr Township, Allegan County, Michigan.

Steve Jurczuk spoke:

Slope of the yard, the shed will be behind his house and his neighbor's house, fill is being put in for the shed, putting the shed back further, sloping is more and would require more fill, his has about 1 ½ acres, driveway extends to the back for turn around, drainage run off, well in front yard and septic to the other side of the house.

Chairman Wagner closed the public comment

Motion by Bouterse, second by Myers to grant the variance for the following reasons:

(A) Where it is alleged that, by reason of the exceptional narrowness, shallowness or shape of a specific parcel of property or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in questions, the literal enforcement of this Ordinance would involve practical difficulties, provided that the Board of Appeals shall not grant a variance on a lot if the owner or members of his family own or owned adjacent land which could be included as part of the lot.

(B) Where it is alleged that there is practical difficulty in carrying out the strict letter of this Ordinance and a request made to vary such regulations, so that the spirit of this Ordinance shall be observed, public safety secured and substantial justice done.

C. Where it is alleged that the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation for such

Monday, October 15, 2012 7:00PM

Chairman Wagner called the meeting to order

Members Present: Karen Slater, John Bouterse, Robert Wagner, Ethel Visser, Les Myers

The Pledge of Allegiance wasn't said because we had to meet in the township office

Five notices were sent to the neighbors

Chairman Wagner read the notice:

Please take notice that the Dorr Township Zoning Board of Appeals will hold a public hearing on Monday, October 15, 2012 at 7:00 PM at the Dorr Township Hall, 4196 18th Street, Dorr, Michigan, on the corner of 18th Street and 142nd Avenue, to consider the request of Randy Nguyen for a zoning variance, Request to have a 6' fence in the front yard instead of the required 4'. The property located at 4187 16th Street, Dorr, Michigan is described for legal purposes as:

E½ NE 1/4NE¼ EX COM AT NE COR OF SEC TH5 361' TH W 257' TH S 100' TH W 200' TH S 107.30' TH W 617.84' TH S 36.77' TH W 254.77' TH N 605.07' TO N LIN OF SEC TH E TO POB ALSO EX THE W 665.34' OF E ¼ NE 1/4NE ALSO EX THE 5,600' OF E 1/2NE ¼ NE ¼ SEC 22 T4N R12W

Mr. Nguyen stated that a 4ft chain link fence was already there and he wanted the two more feet to protect his children from the dust and dirt from the road.

Art Sharphorn from PCI informed the Chairman that Mr Nguyen could move the fence back 7 more feet from the road and he would be okay with a 6' fence.

However, Mr Nguyen wouldn't have a front yard at all if he did that.

Mr. Nguyen has a business in the home. There are 9 people living there.

He helps other people from Vietnam to settle in Michigan.

Chairman Wagner closed the public comment.

The Board discussed the pros and cons of the fence being 6' high.

Motion by Myers, second by Slater to grant the variance for the following:

300.860 Sec. 18.10

(b) Where it is alleged that there is practical difficulty in carrying out the strict letter of this Ordinance and a request made to vary such regulations, so that the spirit of the Ordinance shall be observed, public safety secured, and substantial justice done.

Drive way will remain open, chain link fence was there but only 4' high

Roll Call Vote: Visser no, Slater yes, Bouterse no, Myers yes, Wagner yes,

Motion Carried

Minutes of the meeting held on October 8, 2012 were read.

Motion by Myers, second by Slater to approve the minutes as read.

Vote All Ayes Motion Carried

Motion by Bouterse, second by Myers to adjourn

Vote All Ayes Motion Carried

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals

December 9, 2013 7:00PM

Chairman John Bouterse called the Meeting to order

Members Present: Jeff Terpstra, Robert Traxler, Les Myers, John Bouterse, Ethel Visser

Guest 1

Pledge of Allegiance

Old Business:

Minutes of the meeting held on September 9, 2013 were read

Motion by Myers, second by Traxler to approve the minutes as read.

Vote All Ayes Motion Carried

New Business:

Meetings for 2014 were set

March 10, June 9, September 8, December 8, all starting at 7:00PM

Motion by Myers, second by Terpstra to accepted the dates and time

Vote All Ayes Motion Carried

Robert Traxler presented the present plan drawing for RTM Machinery Co. a Case Manufacture, who are planning are building on the land by the expressway and hopefully will have a building there by July 2014.

Motion by Traxler, second by Terpstra to adjourn

Vote All Ayes Motion Carried

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals

March 10, 2014 7:00PM

Chairman John Bouterse called the Meeting to order

Members Present: Jeff Terpstra, Robert Traxler, Les Myers, John Bouterse, Ethel Visser

Election of Officers

Motion was made by Les Myers, second by Robert Traxler to have Ethel Visser as secretary

Vote Four Ayes Motion Carried Abstained 1

Motion was made by Les Myers, second by Robert Traxler to have John Bouterse as chairman.

Vote All Ayes Motion Carried

Minutes of the December 9, 2013 meeting were read

Motion by Robert Traxler, second by Jeff Terpstra to approve the minutes as read

Vote All Ayes Motion Carried

No Public Comment

No Old Business

New Business

St. Stan's will be tearing down part of the school and to rebuild to make it larger Traffic will be redirected

Also S Division from 100th Street to 146th Ave. will be turned into a three lane road

Motion made by Robert Traxler, second by Les Myers to adjourn

Vote All Ayes Motion Carried

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals

June 9, 2014 7:00PM

Chairman John Bouterse called the Meeting to order

Members Present: Robert Traxler, John Bouterse, Ethel Visser

Absent: Jeff Terpstra, Les Myers

Review of agenda - Nothing

Motion to approve by Traxler, second by Visser

Vote: All Ayes

Motion Carried

Minutes of the meeting held on March 10, 2014 were read

Motion by Traxler, second by Visser to accept minutes as read

Vote: All Ayes

Motion Carried

No Public Comment

Old Business - None

New Business - None

Motion was made by Visser, second by Traxler to adjourn

Vote: All Ayes

Motion Carried

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals

Special Meeting

August 18, 2014 7:00PM

Chairman John Bouterse called the meeting to order

Members Present: Jeff Terpstra, Robert Traxler, John Bouterse, Les Myers, Ethel Visser

Pledge of Allegiance was said

Guest 3

Chairman Bouterse read the variance for the hearing

Please take notice that the Dorrr Township Zoning Board of Appeals will hold a public meeting on Monday, August 18, 2014 at 7:00PM at the Dorrr Township Hall, 4194 18th Street, Dorrr, Michigan, on the corner of 18th Street and 142nd Avenue to consider the variance from the provisions of Section 12.04 (d)

Which would allow the division of tax parcel 03-05-012-001-30 into two parcels, one of which would have a lot width of 100 feet of the East boundary line (on Division Avenue) but would not meet the requirement that the lot width be expanded to 150 feet at the minimum required front building setback. The real property which is the subject matter of this variance request is located in Dorrr Township and is described as follows:\

Commencing at the Northeast corner of Section 12, Town 4 North Range 12 West, thence South 763.32 feet to the place of beginning thence continuing South 250 feet, thence North 88 deg 40' 30" West 770.86 feet, thence North 07 deg 41' 25" West 253.05 feet, thence South 88 deg 40' 30:" East 804.47 feet to the place of beginning, commonly known as 4570 South Division Avenue, Wayland, Michigan 49348

Notice was sent to 12 neighbors

Robert Berends spoke for the company Hulst Heating & Cooling who would like to build a building to work out of.

Gordon VanLaan, who owns the property, also was there to explain the property location.

Chairman Bouterse closed the public comment of the meeting

Motion made by Myers, second by Traxler to approve the variance for the following:

Section 18.10

- (a) Where it is alleged that by reason of the exceptional narrowness, shallowness, or shape of specific parcel of property or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in questions, the literal enforcement of this Ordinance would involve practical difficulties provided that the Board of Appeals shall not grant a variance on a lot if the owner or members of his family own or owned adjacent land which could be included as part of the lot.
- (b) Where it is alleged that there is practical difficulty in carrying out the strict letter of the Ordinance and a request made to vary such regulations, so that the spirit of the Ordinance shall be observed, public safety secured and substantial justice done
- (c) Where it is alleged that the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation for such condition or situation in this Ordinance

Roll Call Vote: Terpstra yes, Traxler yes, Myers yes, Bouterse yes, Visser yes
Motion Carried

Minutes of the meeting held on June 9, 2014 were read
Motion by Traxler, second by Myers to accept the minutes as read
Vote All Ayes

Dorr Township Zoning Board of Appeals
Special Meeting
August 18, 2014

Motion Carried

Motion made by Myers, second by Traxler to adjourn
Vote All Ayes
Motion Carried

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
Regular Meeting
Monday, December 8, 2014 7:00PM

Tonight Jeff Terpstra and John Bouterse resigned from the Zoning Board of Appeals

Present: Les Myers, Robert Traxler, Ethel Visser

Meeting was called to order by Ethel Visser

Minutes of the special meeting held August 13, 2014 were read

Motion by Myers, second by Traxler to accept the minutes as read
Vote All Ayes Motion Carried

Dates of the meetings to be held in the year 2015 were set:

March 9
June 8
September 14
December 14

Motion by Myers, second by Traxler to accept the dates
Vote All Ayes Motion Carried

Motion by Traxler, second by Myers to adjourn
Vote All Ayes Motion Carried

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals

March 9, 2015 7:00PM

Ethel Visser called the Meeting to order

Members Present: Robert Traxler, Ethel Visser, Les Myers, James Schaendorf

Election of Officers

Motion made by Myers, second by Visser to appoint Robert Traxler as Chairman of the Zoning Board of Appeals

Vote: All Ayes

Motion Carried

Motion made by Traxler, second by Myers to appoint Ethel Visser as Secretary of the Zoning Board of Appeals

Vote: All Ayes

Motion Carried

Minutes of the meeting held December 8, 2014 were read

Motion by Myers, second by Traxler to accept the minutes as read

Vote: All Ayes

Motion Carried

Old Business – None

New Business – None

Motion made by Myers, second by Traxler to adjourn the meeting

Vote: All Ayes

Motion Carried

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
Regular Meeting
Monday, June 8, 2015 7:00PM

We welcomed our new member Jim Vote

Members Present: Robert Traxler, Les Myers, Jim Schaendorf, Ethel Visser and Jim Vote

Chairman Traxler called the meeting to order

The office should have the General and Zoning Ordinance Black books for the new members to have a copy

Old Business -

Minutes of the meeting held on March 9, 2015 were read

Motion by Schaendorf, second by Myers to approved the minutes as read

Vote: All Ayes

Motion Carried

New Business - None

Motion to adjourn by Myers, second by Vote

Vote All Ayes

Motion Carried

Ethel Visser, Secretary
Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
Regular Meeting
Monday, September 14, 2015 7:00PM

Chairman Traxler called the meeting to order

All stood for the Pledge of Allegiance

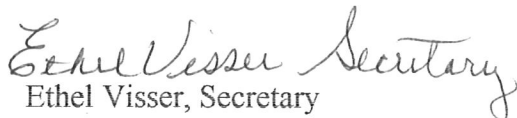
Roll Call: Jim Vote, Les Myers, Robert Traxler, Ethel Visser
Absent: Jim Schaendorf

Minutes of the meeting held June 8, 2015 were read
Motion by Myers, second by Vote to approve the minutes as read
Vote All Ayes
Motion Carried

Old Business: None

New Business: None

Motion by Vote, second by Myers to adjourn
Vote All Ayes
Motion Carried

 Secretary
Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
Regular Meeting
Monday, December 14, 2015 7:00PM

Chairman Traxler called the meeting to order

Roll Call: Jim Vote, Les Myers, Robert Traxler, Ethel Visser
Jim Schaendorf

Minutes of the meeting held September 14, 2015 were read
Motion by Myers, second by Vote to approve the minutes as read
Vote All Ayes
Motion Carried

Old Business: None

New Business:

We were handed information on the Special Meeting to be held on January 4, 2016 at 7:00PM
Also we need to come up with written procedures of the Zoning Board of Appeals

Motion by Vote, second by Myers to adjourn
Vote All Ayes
Motion Carried


Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
Special Meeting
Tuesday, January 5, 2016

Chairman Traxler called the meeting to order at 7:00PM

The Pledge of Allegiance

Roll Call: Jim Vote, Les Myers, Robert Traxler, Ethel Visser
Jim Schaendorf

New Business: Request for a variance from the Dorr Industrial Group. LLC

A request for a variance from Doug Gulker of Dorr Industrial Group, LLC on 142nd Avenue between Dorr Commerce Drive and 14th Street, also known as permanent parcel number 03-05-160-002-00, allowing for relief of Dorr Township Zoning Ordinance Section 300.255 c and d, Ground Signs and Industrial Signs within the Industrial District to construct a Ground Industrial Park identification Sign with a total area of 264 square feet.

Discussion by Mr Gulker showing us pictures of the area and other signs in that area and the placement of the sign for the Industrial Park. This sign would handle the whole complex.

Public Hearing Closed

Motion by Myers, second by Vote to approve the variance for the following reasons:

Section 300.860

Section 18.10

a Where it is alleged that, by reason of the exceptional narrowness, shallowness of shape of a specific parcel of property or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in question, the literal enforcement of this Ordinance would involve practical difficulties, provided that the Board of Appeals shall not grant a variance on a lot if the owner or members of his family own or owned adjacent land which could be included as part of the lot.

b Where it is alleged that there is practical difficulty in carrying out the strict letter of this Ordinance and a request made to vary such regulations, so that the spirit of this Ordinance shall be observed, public safety secured and substantial justice done specific piece of property or the intended use of said property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation for such condition or situation in this Ordinance

Vote All Yeas

Motion Carried

Motion by Schaendorf, second by Myers to adjourn

Vote All Ayes

Motion Carried

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
Meeting, March 14, 2016 7:00PM

Chairman Traxler called the meeting to order at 7:00PM

The Pledge of Allegiance

Roll Call: Jim Vote, Les Myers, Robert Traxler, Ethel Visser
Jim Schaendorf

Guest 3

Public Hearing:

Notice of Public Hearing Dorr Township Zoning Board of Appeals

Notice of a Variance Request, on Monday, March 14, 2016 at 7:00PM at the Dorr Township Hall, located at 4196 18th Street, Dorr, MI. The application received is as follows:

1. A request for a variance from Juston Helmholdt, owner at 4049 Sandy Ridge, also know as permanent parcel number 03-05-380-024-00 allowing for relief from Dorr Township Zoning Ordinance Section 300.604(b). Side yard requirements within the Rural Estates District, to construct an accessory building fifteen feet from the side lot line.

Justin Helmholdt stated that his lot is a pie shape . East side of his property is wet so the only placement of the building would be on the west side. Neighbor, Mr. DeGood did not have a problem with the plans.

Public comment was closed

Motion by Myers, second by Vote, to grant the request for a building to be constructed on the west side of the property for the following reasons:

Section 300.800 Section 18.10

A.. Where it is alleged that, by reason of the exceptional narrowness, shallowness of the shape of a specific parcel of property or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in questions, the literal enforcement of this Ordinance would involve practical difficulties, provided that the Board of Appeals shall not grant a variance on a lot if the owner or members of his family own or owned adjacent land which could be included as part of the lot.

B. Where it is alleged that there is practical difficulty in carrying out the strict letter of this Ordinance and a request made to vary such regulations, so that the spirit of this Ordinance shall be observed, public safety secured and substantial justice done specific piece of property or the intended use of said property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulations of a general regulation for such condition or situation in this Ordinance.

Vote: All Yeas
Motion: Carried

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Old Business:

The minutes of the meetings held on December 14, 2015 and January 5, 2016 were read

Motion by Vote, second by Myers to accept the minutes as read

Vote: All Yeas

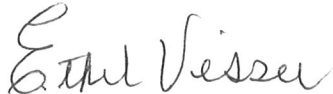
Motion: Carried

New Business: None

Motion by Myers, second by Schaendorf to adjourn

Vote: All Yeas

Motion: Carried

A handwritten signature in cursive script, reading "Ethel Visser". The signature is written in dark ink on a white background.

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
Meeting, June 13, 2016 7:00PM

Chairman Traxler called the meeting to order at 7:00PM

Roll Call: Jim Vote, Les Myers, Robert Traxler, Ethel Visser
Jim Schaendorf

The agenda for the evening was approved

Old Business:

The Minutes of the meeting held on March 14, 2016 were read.

Motion by Myers, second by Vote to accept the minutes as read

Vote All Ayes

Motion Carried

New Business:

The Board was given the new By-Laws written by the State to look over and see if any changes were needed for the Dorr Zoning Board of Appeals. It was in agreement that the Board would do this and come with changes to the next meeting in September.

Motion by Myers, second by Schaendorf to adjourn the meeting.

Vote: All Ayes

Motion Carried

A handwritten signature in cursive script that reads "Ethel Visser".

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
Special Meeting August 22, 2016 7:00PM

Chairman Traxler called the meeting to order at 7:03 PM

All stood for the Pledge of Allegiance

Roll Call: Jim Vote, Robert Traxler, Ethel Visser
Absent: Jim Schaendorf, Les Myers

Guest 1

Vote for Agenda approval was taken with the correction of item 6 date to be corrected to September 12, 2016.

Vote was all yes

The meeting was for a variance request for Ben Outwater, owner at 2135 Hilltop View Drive, also known as permanent parcel number 03-00-224-009-00 allowing for relief from Dorr Township Zoning Ordinance Section 300.604b Side Yard requirements within the Rural Estates District, to construct an accessory building ten feet from the side line.

Ben Outwater explained that he wanted to build a 32 x 32 building and because the terrain was very steep on one side of his home and has a lot of old trees there that he didn't want to cut down it would need to be on the side of his garage.

A tentative motion was made by Vote, second by Visser to approve the request of Ben Outwater to construct a 32 x 32 building with the vote being taken at the next meeting of the Zoning Board of Appeals on September 12, 2016 because of the notice not posted in the paper on time for the current meeting.

Motion by Vote, second by Visser to adjourn

Vote All Ayes

Motion Carried



Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
September 12, 2016 7:00PM

Continuation of the meeting of August 22, 2016

Members present - Robert Traxler, Ethel Visser, Les Myers, John Vote
Absent, Jim Schaendorf

Guest 1

A motion by Vote, second by Myers to grant the request of Ben Outwater, owner of 2135 Hilltop View Drive, also know as permanent parcel number 03-00-224-009-00 allowing for relief from Dorr Township Zoning Ordinance Section 300.604b Side Yard requirements within Rural Estates District, to construct a 32 X 32 building ten feet from the side line
For the following reasons:

Section 300.860 Variances Permitted Sec 18

a. Where it is alleged that by reason of the exceptional narrowness, shallowness of the shape of a specific parcel of property or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in questions, the literal enforcement of this Ordinance would involve practical difficulties, provided that the Board of Appeals shall not grant a variance on a lot if the owner or members of his family own or owned adjacent land which would be included as part of the lot.

b. Where it is alleged that there is practical difficulty in carrying out the strict letter of this Ordinance and a request made to vary such regulations, so that the spirit of this Ordinance shall be observed, public safety secured and substantial justice done specific piece of proerty or the intended use of said property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulations of a general regulations for such condition or situation in the Ordinance.

Roll Call Vote: Traxler yes, Visser yes, Myers yes, Vote yes
Motion Carried

The continuation meeting of August 22, 2016 was closed

Meeting of September 12, 2016 was called to order by Chairman Traxler at 7:10PM
Members Present, Robert Traxler, Les Myers, Jim Vote, Ethel Visser
Absent Jim Schaendorf

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Minutes of the Zoning Board of Appeals
September 12, 2016

Motion by Myers, second by Vote to approve the agenda as presented

Vote All Ayes

Motion Carried

Minutes of the meeting held on June 13, 2016 were read

Motion by Myers, second by Vote to accept the minutes as read

Vote: All Yeas

Motion Carried

Old Business None

New Business - the draft of the By-Laws will be gone over at the December 12, 2016 meeting

Motion by Myers, second by Vote to adjourn

Vote All Ayes

Motion Carried

A handwritten signature in cursive script, reading "Ethel Visser".

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
December 12, 2016 7:00PM

Members present - Robert Traxler, Les Myers, John Vote, Jim Schaendorf
Absent: Ethel Visser

Reading of the minutes waived.

New Business: Motion by Vote, Second by Myers to approve the new By Laws for the ZBA.

Vote: All Ayes

Motion Carried

Motion to adjourn by Myers, second by Schaendorf

Vote: All Ayes

Motion Carried

Robert Traxler, Pro Tem

Ethel Visser, Secretary

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
March 16, 2017 7:00PM

Chairman Traxler called the meeting to order at 7:00PM

Members present - Robert Traxler, Les Myers, John Vote, Jim Schaendorf, Ethel Visser
Absent: None

Old Buisness: Minutes of the September and December 2016 were read.
Motion by Vote and seconded by Myers to approve the minutes as read.
Vote All Yea
Motion Carried

New Business: Motion by Myers second by Schaendorf to approve the following dates for
the year 2017 March 15, June 15, September 21, and December 21
Vote All Yeas Motion Carried

Motion by Vote and second by Myers to vote for the following people to serve as officers
on the Board
Chairman Robert Traxler
Vote All Yeas Motion Carried
Secretary: Ethel Visser
Vote All Yeas Motion Carried
Vice Chairman Jim Vote
Vote All Yeas Motion Carried

Motion by Vote and second by Schaendorf to adjourn
Vote All Yeas Motion Carried



Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
June 15, 2017 7:00PM

Chairman Traxler called the meeting to order at 7:00PM

All stood for the Pledge of Allegiance

Members present - Robert Traxler, Les Myers, John Vote, Jim Schaendorf, Ethel Visser
Absent: None

Guest 7

Doug Kerkstra came before the Zoning Board of Appeals for the following:
Notice is hereby given pursuant to Public Act 110 9f 2006, the Dorr Zoning Board of Appeals will deliberate the following Variance Request on Thursday, June 15, 2017 at 7:00PM at Dorr Township Hall, located at 4196 18th Street, Dorr, MI.

The application received is as follows:

1. A request for a variance from Douglas Kerkstra, owner at 3945 Rustic Road, also known as permanent parcel number 03-05-029-21 allowing for relief from Dorr Township Zoning Ordinance Section 300.604(b). Side Yard requirements within the Rural Estates District, to construct an accessory building seven feet from the side lot line.

Mr Kerkstra stated that this is the only place he can put the building because of the slopping land a round his home. It is the most level piece of property there. It will be a building of 30 X 50 size.

Public Hearing was closed.

Motion by Myers, second by Vote to approve the variance for the following reasons:
300.860 Sec. 18.10

- a. Where it is alleged that by reason of the exception narrowness, shallowness or shape of a specific parcel of property or by reason of exceptional topographic conditions of other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in question,, the literal enforcement of this Ordinance would involve practical difficulties, provided that the Board of Appeals shall not grant a variance on a lot if the owner or members of his family own or owned adjacent land which could be included as part of the lot.
- b. Where it is alleged that there is a practical difficulty in carrying out the strict letter of this Ordinance and a request made to vary such regulations; so that the spirit of the Ordinance

shall be observed, public safety secured and substantial justice done.

c. Where it is alleged that the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation for such condition or situation in this Ordinance.

Roll Call Vote: Vote No, Myers Yes, Traxler Yes, Visser No, Schaendorf Yes
Motion Carried

Motion by Myers, second by Vote to accept the March 16, 2017 Minutes as read
Vote All Yeas
Motion Carried

Motion by Myers, second by Schaendorf to adjourn
Vote All Yeas
Motion Carried

A handwritten signature in cursive script, reading "Ethel Visser".

Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals
December 21, 2017 7:00PM

Chairman Traxler called the meeting to order at 7:00PM

Members present - Robert Traxler, Les Myers, Jim Vote, Jim Schaendorf, Ethel Visser

Absent: None

Guest 1

A motion by Myers, second by Vote to accept the agenda as presented

Vote All Ayes Motion Carried

The minutes of the meetings held on September 21, 2017 were read.

Motion by Schaendorf, Second by Myers to accept the minutes as read

Vote All Ayes

Motion Carried

At this time, Kurt Sharphorn Jr. informed the DBA of the Kolenda Kennels and the neighbors seem to be working on getting along with one another.

Dates for the 2018 Meetings were set. They are March 15, June 21, September 20, and December 20

A Motion by Vote, second by Myers to accept the dates.

Vote All Yeas

Motion Carried

A Motion by Vote, second by Myers to adjourn

All Ayes Motion Carried



Ethel Visser, Secretary

Dorr Township Zoning Board of Appeals

Special Meeting: February 15, 2018

Meeting Minutes

Meeting was called to order by Chairman Robert Traxler at 7:02 PM

Roll Call: Trustee Ethel Visser was absent. All other trustees were present.

Agenda was reviewed & approved. Motion by Trustee Myers, 2nd by Trustee Schaendorf. Unanimously approved.

Reading of minutes of previous meeting: tabled until March meeting.

Old Business: None

Open hearing on variance for accessory building on 1808 140th St, Dorrr MI. PCI presented the situation. The petitioner applied for a permit, and was granted. This was done in error, and when the error was caught, a stop work order was issued. PCI reiterated that the petitioner did everything right, & the variance has been requested due to wetlands on the property. PCI recommended the variance be granted.

Dan Fifelski- lives on 18th St. Asked who approved the site plan at PCI? He has never seen an error this big, this far into construction. Trustee Les Myers asked PCI to clarify if the wetlands truly limit the space available to move the build. PCI confirmed the data, as well as confirming there is still sufficient space to expand the road if warranted. Mr. Fifelski also raised the question of visibility being impacted by the build.

Ellen Jackson- lives across the road from the build. Worried that existing trees may be taken if the road is widened. PCI confirmed that the Right of Way for the road would not change, even if the road is widened.

Dan Fifelski pointed out that utilities run under the building. The petitioner confirmed this data.

Larry Dolegowski stated that the permit should not have been granted. PCI reaffirmed this to be true, but pointed out that the request for variance would have happened, even without the error.

Chairman Traxler asked how much of a hardship would it be to move the building? Petitioner confirmed it's a large hardship.

Trustee Myers asked if the building can be narrower. Petitioner responded this isn't possible, as it's already paved for 50ft.

Trustee Schaendorf stated that it is a very large variance, and that it could be moved and built with sand in the wetlands.

Chairman Traxler stated that he hates punishing someone who did everything right.

PCI asked that the ZBA review Section 300.1 before ruling, and reviewed the necessary criterion. Exceptional conditions exist, and the proposed move site is already too wet for sceptic. She also pointed out that this type of variance request is rare.

Chairman Traxler entertained the motion to vote on the variance. Motion by Trustee Myers, 2nd by Trustee Schaendorf. Roll Call Vote:

Trustee Schaendorf- No

Chairman Traxler- Yes

Trustee Myers- Yes

Trustee Vote- Yes

Variance granted, 3 votes to 1.

There was no new business.

Meeting adjourned at 7:27PM by Chairman Traxler.

Minutes

Dorr Zoning Board of Appeals

7 PM 15 March 2018

Meeting called to order at 7:10 PM, roll was called. Jim Schaendorf and Robert Traxler, present Ethel Visser and Jim Vote excused Lester Myers absent. No quorum was present and the meeting was closed.

Robert M. Traxler

Chairman, ZBA

Dorr Township Zoning Board of Appeals

Meeting June 21st, 2018

7:00 PM

1. The meeting was called to order at 7:00 PM
2. Roll Call: Present, Mr. Les Myers, Vice Chairman Jim Vote, Mr. Chandler Stanton, Chairman Robert Traxler. Absent Mr. Jim Schaendorf.
3. The agenda was approved in a voice vote yes 4, No 0.
4. As a Quorum was not present for the March meeting no minutes were available for approval.
5. Mr. Chandler Stanton was unanimously appointed recording Secretary.
6. A concept of the ZBA assuming more responsibilities was discussed and tabled for next meeting.
7. Motion to adjourn was made by Mr. Myers and seconded by Mr. Stanton, meeting adjourned at 7:27 PM.

Dorr Township Zoning Board of Appeals

Meeting September 20th, 2018

Meeting Minutes

- 1) Meeting called to order at 7:00 pm.
- 2) Roll Call: Present, Chairman Robert Traxler, Vice Chairman Jim Vote, Recording Secretary Chandler Stanton. Absent, Les Myers, Jim Schaendorf.
- 3) Pledge of Allegiance to The United States of America was given.
- 4) No Changes to the Agenda were heard.
- 5) June 21st 2018 Minutes were read by Secretary Stanton. Motion made by Vice Chairman Vote to accept the Minutes, seconded by Secretary Stanton. Accepted by voice vote, yes 3, no 0.
- 6) No New Business or Old Business.
- 7) Chairman Traxler commented on former Recording Secretary Ethel Visser's 43 years of service to Dorr Township.
- 8) Motion to adjourn was made by Vice Chairman Vote, seconded by Secretary Stanton. Accepted by voice vote, yes 3, no 0. Meeting adjourned at 7:08 pm.

Dorr Township Zoning Board of Appeals

Meeting December 20th, 2018

Meeting Minutes

- 1) Meeting called to order at 7:00 pm.
- 2) Pledge of Allegiance was given.
- 3) Roll Call: Present, Chairman Robert Traxler, Vice Chairman Jim Vote, Recording Secretary Chandler Stanton, Les Myers, Jim Schaendorf.
- 4) Changes to agenda, Add 4a) Approval of the Sept 20th 2018 minutes. Proposed by Chairman Traxler, Myers accepts, Vote seconds. Voice count, motion passes.
- 5) Setback variance for Parcel 05-001-005-10 located at 4712 12th St, Dorrr Michigan.

Travis Tate with Dan Vos Construction comments regarding reasoning for variance includes aesthetics, shape of lot and private dr.

John Burgess of Burgess Concrete the owner of property commented. His comments included the variance would allow the best usage of the property, screening of construction items from public view. Additionally, security concerns were mentioned.

A letter from neighboring Wonderland Tire communicated their approval of the variance.

A Leighton Township neighbor of Burgess Concrete, Jeff Dykstra said he approved the project.

Roll call vote was given to accept variance for parcel 05-001-005-10. 5 yes votes, zero no votes.

Variance approved.

- 6) New Business. Election of Officers. A motion by Chairman Traxler to nominate Stanton for Recording Secretary. Second by Myers. Motion carried by voice count.

A motion was made by Myers to nominate Jim Vote for Vice Chairman. Second by Chairman Traxler, motion carried by voice count.

A motion was made by Stanton to nominate Traxler for Chairman, seconded by Myers. Motion carried by voice count.

- 7) 2019 ZBA meeting dates set as March 21, June 20, Sept 19 and Dec 19. Motion by Stanton, seconded by Myers to accept the dates. Motion carried by voice vote.
- 8) Schaendorf comments regarding Signage being non-compliant at 142nd Ave Industrial area.
- 9) Motion to adjourn at 7:29 pm by Traxler, second by Vote. Motion carried by voice count.

Dorr Township Zoning Board of Appeals
Meeting Minutes
March 20, 2019

1. Meeting called to order at 7:09 PM
2. Pledge of Allegiance was given
3. Roll call: Members present: Stanton, Schaendorf, Vote, Myers, Traxler
4. Changes to the agenda: None
5. Motion to Approve Agenda: Myers, seconded by Vote. Motion carried via Voice Count.
6. Reading of Minutes by Stanton: Motion by Myers to Approve Minutes, seconded by Vote. Motion carried via Voice Count
7. New Business:
 - a. Open Public Hearing at 7:12 PM for setback variance for Frontier Ventures, LLC parcel 03-05-013-03.5-00
 - b. Public Notice read by Traxler
 - c. Eric Thompson for PCI reported on the request; relief of 8' is needed to keep the building where it is currently located.
 - d. Traxler commented that the land contours help to create a natural road barrier.
 - e. No Public was present for comments. Meeting closed for Public comments at 7:20 PM
 - f. Myers commented on the possibility of US 131 exit being constructed at 144th St.
 - g. Schaendorf asked Eric Thompson about future buildings at the parcel complying. Eric Thompson stated they would have to comply.
 - h. Motion to approve Petition as submitted by Schaendorf, seconded by Stanton.
 - i. Roll call vote to approve Variance; yes by all Members. Motion is approved. Closed hearing at 7:20 PM
8. New Business: None. Motion to adjourn made by Stanton, seconded by Myers. Motion carried via Voice Count.

Minutes

Down Township Zoning Board of Appeals

June 20th 2019

1. Meeting called to order at 7:01 pm
2. Pledge of Allegiance
3. Roll call. Present Traxler, Schaendorf, Myers, Vote, Stanton
4. Changes to the agenda. None
5. Approval of the agenda. Motion by Myers to approve, second by Vote. Motion carries
6. Reading of the minutes. Read by Stanton, Motion to approve by Schaendorf, second by Myers. Motion carries
7. New Business. Opened public hearing at 7:04 pm on 1830 138th ave DeLano Variance.
Requesters comment were heard
PCI report given by Eric Thompson
Public comments given by Thomas Zomberg giving approval
Closed Public Hearing at 7:09 pm
Motion made by Stanton to approve DeLano Variance, seconded by Myers. Roll call vote, 5 yes 0 no votes, motion carries.
8. Adjournment. Motion made by Stanton at 7:14 pm, seconded by Vote. Motion carries.

Minutes

Down Township Zoning Board of Appeals

Sept. 19 2019

Meeting called to order at 7:05 pm

1. Call to order at 7:05 pm
2. Pledge of Allegiance
3. Roll call. Schaendorf, Myers, Vote, Stanton. Absent Traxler
4. Changes to the agenda. None
5. Approval of the agenda. Motion by Myers to approve, second by Schaendorf. Motion carries.
6. Reading and approval of the minutes. Motion to approve by Myers, second by Schaendorf. Motion carries.
7. New Business:
 - A. Variance request from Norm and Nancy Fifelski owner of 2046 142nd Ave relief from section 13.02 to construct a duplex in rural Estates Zoning District.
 - B. Vice Chairman Vote opened public hearing at 7:08 pm.
 - C. Requester's comments were heard.
 - D. PCI report given by Lori Castello.
 - E. Closed Public comments closed at 7:30 pm.
 - F. Board members comments were heard. Closed discussion at 7:43 pm.
 - G. Vote on approval/hardship Motion by Schaendorf, second by Myers. Roll call vote on criteria a) Three yes, one no Stanton. B)

Three yes, one no Stanton. C) Three yes, one no Stanton D)
Four yes. Motion carries, variance approved.

8. Old Business. None

9. Board Comments. Comments were heard.

10. Chairman's comments. Vice Chair Vote's comments were heard.

11. Adjournment. Motion by Myers at 7:50 pm, second by Schaendorf.
Motion carries.

Dorr Township Zoning Board of Appeals Minutes

May 21, 2020

- 1) Meeting called to order at 7:00 pm
- 2) Pledge of Allegiance
Declined due to remote video meeting
- 3) Roll call
Present: Traxler, Vote, Stanton
Absent: Schaendorf, Myers
- 4) Approval of the minutes
Motion by Vote to accept. Seconded by Traxler. Roll Call vote, all members present voting yes, motion carried
- 5) Changes to the Agenda
Traxler moved to change item D to public comment, item E to PCI report and item F to close public hearing. Agenda approved
- 6) New Business
Request for Side Yard Set Back Variance
Daniel Buck Parcel 03-05-014-004-30 at 1512 144th Ave. Dorr Mi.
Heard comments from Mr. Buck and PCI report. Communications from Dorr citizens regarding Variance none. Instructions for remotely attending meeting were published on Dorr Website, Township Hall and via mailing to surrounding homes
No public comments
Closed Public hearing at 7:08 pm
Board reviewed Finding of Facts. Members agree that criteria have been met
Motion made by Vote to grant Variance, second by Stanton. Roll call vote, all members present yes. Motion approved

7) Old business
None

8) Board members comments
None

9) Chairman's comments
Traxler thanked members for making the remote meeting successful

10) Adjournment
Motion to adjourn by Vote. Second by Stanton. Motion carried at 7:17 pm

Dorr Township Zoning Board of Appeals Minutes

July 1st 2020

- 1) Meeting called to order at 7:01 pm
- 2) Pledge of Allegiance
- 3) Roll call
Present: Traxler, Vote, Stanton, Myers, Schaendorf
Absent: None
- 4) Approval of the minutes
Motion by Myers, second by Schaendorf
Motion carried
- 5) Changes to the Agenda
None
- 6) New Business
Public hearing opened at 7:03 pm
Request of Side Yard Setback Variance at 4025 14th St Dorrr MI, also
known as parcel # 03-05-024-021-10 owner Dallas Brink

Comments were heard from Mr. Brink regarding hardships due to boiler lines and buried cables. Additionally topography of the land and drainage inhibited other locations on property

Comments were heard from Lori Castello via remote meeting regarding property topography and request

Closed public hearing a 7:09 pm

Board Members discuss finding of fact, regarding criteria for request.
Concluded all criteria have been met

Motion by Schaendorf to approve request as submitted, second by
Myers. Roll call vote, all members vote to approve request

7) Old business
None

8) Board members comments
None

9) Chairman's comments
Comments were made by Chairman regarding ZBA, PCI and Planning
Commission working together regarding Setback Requests

10) Adjournment
Motion to adjourn by Stanton, second by Myers. Motion carried at 7:19
pm

Minutes

Down Township Zoning Board of Appeals

Sept 2, 2020

1. Meeting called to order at 7:00 pm
2. Pledge of Allegiance
3. Roll call. Schaendorf, Vote, Stanton, Beute. Absent Meyers
4. Changes to the agenda. None
5. Approval of the agenda. Motion by Schaendorf to approve, second by Stanton. Motion carries.
6. Reading and approval of the minutes. Motion to approve by Schaendorf, second by Stanton. Motion carries.
7. New Business:
 - A. Variance request from Amanda Winters, permanent parcel 03-05-020-027-00 owner at 2059 140th Ave. relief from Section 13.05 d minimum lot width in RE Zoning District, to create a parcel with less than 200 feet in width
 - B. Chairman Vote opened public hearing at 7:09 pm

- C. Requester's comments were heard via web remotely
- D. PCI report given by Lori Castello via web remotely. Survey was performed in 2015, concluding parcel width was 192 feet. No variance was submitted in 2015
- E. Public Comments were heard from Roger Greenley, Judy Kortz and Dan Nagel expressing opposition to variance approval. Discussions of 2 letters from surrounding residents expressing opposition were heard. Requests were made that if approval was granted, that it only be as requested and no roads or development be allowed. Public comments were closed at 7:15 pm
- F. Board members comments were heard. Schaendorf communicated with Roger Greenley and others in attendance regarding possibility of restrictions if variance is granted.
- G. Finding of fact Section 300.860 was read and PCI report on criteria

Criteria A)

Voting No, Schaendorf, Stanton, Vote

Voting Yes, Beute

Criteria B)

Voting No, Stanton

Voting Yes, Schaendorf, Vote and Beute

Criteria C)

Voting No, Schaendorf, Stanton, Vote

Voting Yes, Beute

Variance denied as submitted. Schaendorf conferred with Petitioner regarding only one single family home to be built and no roads allowed on property. Lori Castello states variance would be in perpetuity. Lori also stated the Board has the authority to put stipulations on approval and could restrict further splits, etc. Schaendorf made motion to approve a variance to create a lot approximately 192 feet wide from parcel number 0305-020-027-00 with the condition that the substandard parcel not permitted to be further split nor be served by a private road and that only a single family residential home may be built on the property, with a drive off of 140th ave. Motion seconded by Beute. Roll call vote, Yes, Schaendorf, Beute and Stanton. Voting No, Chairman Vote. Motion carried

8. Old Business. None

9. Board Comments. None

10. Chairman's comments. Discussed Sept. 16, 2020 ZBA meeting, cancelled due to no action needed. Election of Officers, Stanton nominates Beute to be Vice Chair, second by Schaendorf. Yes, Stanton, Vote and Schaendorf. Beute abstains himself from voting. Motion carried. Discussion regarding setback variances, board agrees to suggest to Planning Commission to have 10 feet side yard and 10 feet rear yard setback.

11. Adjournment. Motion by Schaendorf 8:08 pm, second by Stanton. Motion carries.

11.