

**Zeeland Charter Township
Zoning Board of Appeals
Jan. 23, 2024**

The meeting was called to order at 7:00 p.m. by Chairperson Walters

Board Members Present: Rich De Leau, Tim Miedema, Russ Mudget, Jeff Salisbury, Steve Walters, Ben Zwagerman, Dirk Pyle, Jeff Salisbury

Board Members Absent: None

Staff Present: PCI Zoning Administrator, Lori Castello, AICP. Katy Steenwyk, Recording Secretary

Motion to approve the minutes of Oct. 24, 2023: Motion Carried

1. PUBLIC HEARING – A request from Drenthe Christian Reformed Church, located at 6344 Adams Street, also known as permanent parcel 70-17-35-100-028, for a variance to construct a 7,435 square foot addition that would be located closer than the minimum twenty-five (25) foot side setback at the southwest corner of the proposed addition. The variance will provide relief from Section E 5.03 and other applicable provisions of the Zeeland Charter Township Zoning Ordinance.

Motion to open the public hearing.

No public comment.

Motion made by Salisbury, supported by Miedema to close the public hearing.

Motion made by Pyle, supported by Zwagerman to approve the variance as requested. Section 18.04 in the township ordinance requires seven criteria to be satisfied before a variance can be granted. The Board of Appeals feels the variance satisfies the criteria in the following ways:

1. Condition is satisfied because the parcel has an odd shape in that it is wider at the front lot line than the rear lot line by approximately 20 feet. There is also a notch or tab shaped extension along the west property line, which likely is why the existing building was placed there.
2. Condition is satisfied because no variances for side yard setback for non-residential uses within the Agricultural District have been sought since at least 2021.
3. Condition is satisfied because places of worship are permitted by Special Use in the Agricultural Zoning District.
4. Condition is satisfied because the setback that would be encroached upon by 5.5 feet is owned by a nonresidential entity (Drenthe Telephone Company) and is primarily both vacant and landlocked.
5. Condition is satisfied because the Zoning Ordinance in general is designed to protect the general health, safety and welfare of residents, property owners and passers-through of Zeeland Charter Township. The Agricultural Zoning District is intended primarily to preserve farmland and protect lands from incompatible uses. This would be an expansion of an existing use that is neither upon nor adjacent to any agricultural uses.

6. Condition is satisfied because while the church did construct the building where it is, it has stood there for more than fifty years, likely well before any zoning regulations and future side yard setbacks or additions could be contemplated.
7. Condition is satisfied because the proposed variance would permit this lawful use to take place within a building expansion that is located 5.5 feet closer to the property line dividing this parcel and a vacant, land locked, non-residential property than otherwise permitted.

Motion Carried: Ayes: Walters, Zwagerman, Miedema, Salisbury, Pyle
Nays: Mudget, DeLeau

Motion made by Pyle, supported by Zwagerman to approve Russ Mudget as Vice Chair and Tim Miedema as Secretary. **Motion Carried.**

Motion to Adjourn. Meeting adjourned at 7:40 pm

Tim Miedema, Secretary
Katy Steenwyk, Recording Secretary