**Zeeland Charter Township Board of appeals**

**June 25. 2013**

The Board of Appeals of Zeeland Charter Township met June 25, 2013 at 7 pm in the Township Hall
Members present were Bruce Knoper, Russ Mudget, Tom Oonk, Dirk Pyle, Steve Walters and Ben Zwagerman. Rich De Leau was absent with notice.

Chairman Mudget called the meeting to order.
Motion by Knoper supported by Walters to approve the minutes of the previous meeting of June 26, 2012. Motion carried.
 Secretary Oonk read the legal notice for the variance request of Scott Koeman of 134 Gordon Road Wahiawa, Hawaii, requesting a variance to construct an accessory building on his property, located on 48th Ave. and described as parcel number 70-17-01-400-042, without the required primary residence as stated in the Zeeland Township Ordinance Section 3.12 A.

The Public hearing was then declared open and Mr. Koeman was asked to explain his reasons for the variance request.
 He explained that he is presently serving in the Military and plans to retire from the Military in the year 2020 or 2021 and reside on this property after building a principal residence at that time. In the meantime he desires to construct a storage building way back in the trees and not visible from the street to store things in until he retires.
 Mr. Brower who is the closest neighbor spoke in favor of the request as well as members of Scott’s family who also are surrounding land owners of the subject property.
 After some discussion between the Board members and those attending the hearing with the Board attempting to establish a hardship reason for granting this variance, a motion was made by Walters and supported by Pyle to close the public hearing. The vote resulted in all ayes.

After a lengthy discussion among board members as to what constitutes a hardship and whether Military service fits that category, a motion was made by Walters and supported by Pyle to grant the request using the Military hardship argument and also the fact that a building that far back and not visible from the street will not change the character of the neighborhood as reasons for approval.
 A roll call vote revealed the following results: Ayes Walters and Pyle. Nays Knoper, Mudget, Oonk and Zwagerman and by reason of absence De Leau.
 Reasons for denying were that a variance should go with the land not the person owning the land and that employment away from the area is not a valid reason to grant land variances.

A motion to adjourn was made by Pyle supported by Zwagerman. Motion carried.

Tom Oonk Secretary Don Mannes Recording Secretary