

Zeeland Charter Township
Zoning Board of Appeals
Minutes of December 26, 2017 meeting

The Zoning Board of appeals of Zeeland Charter Township held a regular meeting in the Township Hall on December 26, 2017 at 7pm.

Members present: Bruce Knoper, Steve Walters, Russ Mudget, and Ben Zwagerman, Rich De Leau and Dirk Pyle. Absent Ton Oonk.

Motion made by and supported to approve the minutes of the previous meeting. Motion carried.

Chairman Walters read the public hearing notice for 3635 88th^d Ave requesting a side yard variance of 40 feet for a new industrial building.

Chairman Walters opened the public hearing and asked applicant representing Gentex Corporation, Scott Heerema, to explain the reasons in asking for the variance.

After discussing the reasons a motion was made by Knoper and supported by Mudget to close the public hearing. Motion passed unanimously.

After a short discussion among board members a motion was made by Knoper and supported by Pyle to approve the variance for the following reasons:

1. The 40 foot driveway property owned by Zeeland BPW directly to the west of the property along with the 60 foot side yard setback shown on the site plan already gives the 100 foot requirement to Ag or Residential zoned property even though the BPW property was never rezoned to Public/Quasi Public.
2. Exceptional circumstances exist because of regulated wetlands to the east including an existing County Drain.
3. The immediate practical difficulty causing the need for the variance was not caused by any affirmative action of the applicant.
4. The requested variance is the minimum variance necessary.

Motion passed – all ayes except Oonk by reason of absence.

Motion by Pyle supported by Mudget to make variance immediate also passed unanimously.

Motion to adjourn by Pyle supported by DeLeau passed at 7:25 pm.

Tom Oonk Secretary

Don Mannes Recording Secretary