

**Minutes of the Gun Plain Twp. Zoning Board of Appeals Meeting**

**April 25, 2016**

Meeting was called to order by Chairman at 7:00 PM

Members Present: Ron Kopka, Tim Oosting, Rob Busk, Paul Sullivan (alternate), Jack Kellogg

Township Supervisor: Mike VanDenBerg

Member Absent: Connie Haan

Applicant: Kevin and Amy Brandes

Public: Nancy Holmes 1128 102<sup>nd</sup> Ave. Plainwell, MI

Approval of Minutes: all previous minutes have been approved.

**Motion Oosting/Kopka to close regular meeting and to open public hearing**

Agenda Item: Request from the Brandes for a setback variance to replace a garage on their property because of deterioration and reconstruct with roof line closer to the lot line than the ordinance allows. Property is located at 1120 2<sup>nd</sup> Ave. Plainwell, MI 49080. Parcel ID 03-08-160-003-00

Chairman explained the procedures followed by the Board to make a decision.

Referred to the R3 section of the planning and zoning manual.

**Applicant states request:**

Kevin Brandes, owner stated that they are fixing up the property and the garage needs to be torn down and they would like to replace it using the current concrete pad. This will place the structure closer to the lot line than permitted. They are requesting a variance to permit this.

Open to the public: The residents of the area were notified of the request. The Township did receive communication from area residents. The three letters were read into the record and submitted to the file.

**Motion Kopka/Sullivan to close the public hearing and open the regular meeting.**

**Members Comments and Questions:**

After discussion with the applicant, it was determined that although he had the property surveyed, there was no hard copy. It is a policy of the ZBA that for any variance request, a certified survey document must be presented.

**Motion was made Kopka/Busk to table the request until a documented survey was available.**

**Vote: all in favor Motion to table was carried.**

The applicant was sure he could get the survey and a meeting to review the request was scheduled for Monday May 2, 2016 at 7:00 PM pending receipt of the survey.

Other Agenda Items: No additional items

**Adjournment: Motion Kopka/Oosting to adjourn at 7:45PM**

Submitted: Jack Kellogg, Chairman