

**Gun Plain Township
Zoning Board of Appeals
Agenda**

September 23, 2024

- Call to Order:
- Introduction of Board Members
- Approval of Minutes
- Procedures followed by Board to make a decision:
 1. Motion to close regular meeting and open the Public Hearing.
 2. Applicant states request
 3. Open to the public for comments
 4. Motion to close Public Hearing and re-open regular meeting.
 5. Evaluate criteria for a variance
 6. Motion and Second
 7. Roll call vote
- Agenda Item:
 1. Request from High Grade Materials, 35 106th Ave.. Plainwell, Michigan for a variance to not put fencing around there mining site. Parcel #03-08-023-001-10
- Other Agenda Items:
- Adjournment
- Objective criteria to evaluate a non-use or dimensional variance – “Practical Difficulties”:
 1. Would strict compliance with the strict letter of the Zoning Ordinance regulating the minimum area, yard setbacks, frontage, height, bulk or density or other regulation render conformity with such restrictions of the Zoning Ordinance keep the owner from using the property for the permitted use, or would conformity be unnecessarily burdensome?
 2. Would granting the requested variance do substantial justice to the applicant as well as to other property owners in the district, or would a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners?
 3. Is the plight of the property owner/applicant due to unique circumstances of the property and not to the general neighborhood conditions in the area?
 4. Are the practical difficulties alleged self-created?