

**MINUTES OF THE REGULAR MEETING OF THE GEORGETOWN CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS HELD FEBRUARY 27, 2019**

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

Members Present: Tom Healy, Michael Bosch, Kendall Grable, Brock Nanninga, alternate  
Members Absent: Joyce Weise  
Others Present: Mannette Minier, Secretary and Zoning Administrator; Ted Woodcock, Deputy  
Zoning Administrator

Mannette Minier recognized Greg Honderd for his life of service to the Township and to the community and said that the loss at his passing will be felt by many.

**#190227-01 – Approval of the minutes**

The minutes of the regular meeting held on October 24, 2018 were presented.

**Moved by Kendall Grable, seconded by Michael Bosch, to approve the minutes as presented.**

**MOTION CARRIED UNANIMOUSLY.**

**#190227-02** (VAR1901) Connor Ball, 4475 VanBuren St., is requesting to have an accessory building with 1200 square feet in area, a variance of 240 square feet from the maximum of 960 square feet allowed in Sec. 3.4(E)(4), in an (AG) Agriculture district, on a parcel of land described as P.P. # 70-14-30-300-013, located at 4475 VanBuren St., Georgetown Township, Ottawa County, Michigan.  
([application](#))

The deputy zoning administrator presented a [staff report](#).

Connor Ball explained the request and presented a survey, picture of the barn and building plans. He noted that the survey showed the building had been 34 by 40, not the 30 by 40 as stated on the application. He also said that he wanted the barn to have a height of 16 feet.

The mean height, as defined in the Zoning Ordinance, was presented.

The zoning administrator explained that the ZBA only had the authority to grant a variance up to or less than what was requested and published in the notice, and not for more.

Michael Bosch said that the applicant could re-apply for another variance.

The applicant stated that there would be a new foundation and a new building.

Tom Healy asked if it would be in the same location and was told yes.

Kendall Grable asked if the setbacks would be met and if the area was surrounded by farmland. He was told yes to both questions.

There was discussion about the original parcel and it was noted that it was split back in the 1980s, prior to the effective date of March 1997 for the Land Division Act which requires municipal approvals for land splits.

The chairman opened the public hearing. No one was present to make comments. The chairman closed the public hearing.

**Moved by Brock Nanninga, seconded by Michael Bosch, to adopt the staff report as finding of fact and to approve (VAR1901) Conner Ball, 4475 VanBuren St., to have an accessory building with 1200 square feet in area, a variance of 240 square feet from the maximum of 960 square feet allowed in Sec. 3.4(E)(4), in an (AG) Agriculture district, on a parcel of land described as P.P. # 70-14-30-300-013, located at 4475 VanBuren St., Georgetown Township, Ottawa County, Michigan; based on the finding that the request meets the seven standards of the ordinance; and with the condition that the 1200 square foot accessory building shall comply with all other ordinance standards.**

Tom Healy stated the following. Standard number 5 was met because it was consistent with the surrounding parcels and similar to the area. The Master Plan designates the area as (AG) Agriculture for the foreseeable future. The soil is muck and is unstable and will remain zoned AG. Therefore, all the standards are met.

**MOTION CARRIED UNANIMOUSLY.**

**#190227-03 – Public Comments**

There were no public comments.

**#190227-04 – Election of Officers**

Moved by Kendall Grable, seconded by Michael Bosch, to elect Tom Healy as chairperson.

MOTION CARRIED UNANIMOUSLY.

Moved by Tom Healy, seconded by Michael Bosch, to elect Joyce Weise as vice-chairperson.

MOTION CARRIED UNANIMOUSLY.

Moved by Tom Healy, seconded by Brock Nanninga, to elect Kendall Grable as secretary.

MOTION CARRIED UNANIMOUSLY.

**#190227-05 – Other Business**

**#190227-06 - Adjournment**

**Moved by Michael Bosch, seconded by Brock Nanninga, to adjourn the meeting at 7:30 p.m.**

**MOTION CARRIED UNANIMOUSLY.**