

Polkton Charter Township
Zoning Board of Appeals Minutes

June 10, 2021

Members Attending: Kelly DuBois, Marlin VandenBrink, Leah Spinner, Sheryl Koning

Members Absent: Tim Alt, Greg Slater recently resigned due to a move from the community

Other Attendees: Ted Costigan, Josh Hancamp, Keri Rogers

Chairperson Koning called the meeting to order at 7:00 pm.

1. ZBA members introduced themselves to the audience.
2. Motion by Spinner supported by VandenBrink to approve agenda as submitted. Vote taken – All ayes, Motion carried.
3. Minutes of December 10, 2020, presented for approval. Motion by DuBois supported by Spinner. Vote taken – All ayes, Motion carried.

Variance Request: JDH Custom Homes LLC
4901 Johnson St.
Coopersville, MI 49404

Applicant has submitted a request for variance to build a 60' by 80' (4800 sq. ft.) accessory building with two 14' by 80' lean-tos (2240 sq. ft.) and a height variance for accessory building on the parcel at 351 Cleveland St., Coopersville, MI 49404. Parcel 70-05-14-300-009. Zoning R-5. The height to the proposed build was not listed in the application.

Josh Hancamp, JDH Customer Homes LLC. discussed the proposed use of the building and answered questions from ZBA members. Asked the proposed height of the building which Josh said was 30 ft.

Motion by DuBois, supported by Spinner to approve a revised variance request for an accessory building of 4800 square feet with a 1120 square foot open lean to. Height variance was approved for up to 24 feet, provided the height of the accessory building does not exceed the height of the primary residence. Building cannot contain any living quarters for human beings. Approval is contingent upon adherence to the Township lighting ordinance Section 23 if/when lighting is added to the building. Approval is contingent upon adherence to the Township driveway ordinance Section 20. Approval is contingent upon applicant submitting proof of ownership to the Township office (Section 16A03.25). Accessory. Vote taken – Koning, DuBois and Spinner ayes and VandenBrink nay. Motion carried.

Motion to Adjourn: Motion made by VandenBrink and supported by DuBois. Vote taken – all ayes. Motion carried. Meeting adjourned at 7:35 pm.

Minutes taken by: Sheryl Koning, Vice President