

Blendon Township
Zoning Board of Appeals
February 7, 2022

1. **The meeting was called to order** at 7:00 pm by Chairman Bruce Costen.
2. **Roll Call: PRESENT:**
 - Bruce Costen
 - Mark Dykstra
 - Dave Hovingh
 - Brett Huizenga
 - Chuck Koning
3. **Also Attending:**
 - a) Andrew Moore – Planning Consultant
 - b) Kirk Scharphorn – Zoning Administrator
4. **Motion to approve the agenda** was made by Dave Hovingh, support by Brett Huizenga.

Motion Carried 5-0
5. **Motion to approve the Zoning Board of Appeals Meeting Minutes, dated May 3,2021,** was made by Dave Hovingh, support by Mark Dykstra.

Motion Carried 5-0
6. **Zoning Board of Appeals Annual Business:**
 - a) Election of Officers:
 - **Motion to re-elect Bruce Costen as the Chairman and Dave Hovingh as the Vice-Chairman of the Zoning Board of Appeals** was made by Brett Huizenga, support by Mark Dykstra.

Motion Carried 5-0
 - Note: The position of Secretary will be elected at the next ZBA meeting.
 - b) 2022-2033 Meeting Day-Date Schedule Change
 - **Motion to change the Zoning Board of Appeals meetings to the FOURTH Monday of the month, as needed,** was made by Bruce Costen, support by Dave Hovingh.

Motion Carried 5-0
7. **Correspondence:**
 - a) none
8. **New Business:**
 - a) **Brian Espers Variance Request:**
 - Public Hearing for the request of Brian Espers, of 7431 – 64th Ave, for a variance from section 15.03.02(c4) of the Blendon Township Zoning Ordinance, to allow for the construction of an accessory building with the total area of the accessory building exceeding the total square foot area of the ground floor of the main building on the property.

- Township Planning Consultant, Andrew Moore, read the published public hearing notice.
- **Motion to open the public hearing at 7:06 pm** was made by Dave Hovingh, support by Mark Dykstra.

Motion Carried 5-0

- Applicant was in attendance.
 - Chairman Costen asked the applicant to explain the reason for his request for the variance.
- Public Comment:
 - Ron Wind – 7675 64th Ave
 - South Neighbor
 - Supports the location of the accessory building
 - John Bouwkamp – 7481 64th Ave
 - North Neighbor
 - Supports the location of the accessory building
- **Motion to close the public hearing at 7:13 pm** was made by Brett Huizenga, support by Dave Hovingh.

Motion Carried 5-0

- Township Planner, Andrew Moore, highlighted his staff report memorandum to the board.
- Discussion was had on the four standards by the members of the ZBA.
- Board's motions on each of the standards:
 - The enforcement of the literal requirements of this Ordinance **would not** involve practical difficulties for the following reasons:
 - **The zoning ordinance requirements could be met based on the land available.**

Motion Carried 5-0

- Such a variance **is not** necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity for the following reasons:
 - **The applicant still possesses the right to have an accessory building that is within the requirements of the ordinance.**

Motion Carried 5-0

- The special conditions or circumstances **do not exist** which are peculiar to the land, structures or buildings involved and which **are not** applicable to other lands, structures, or buildings in the same zoning district for the following reasons:
 - **The lot size and typical topography of Blendon Township.**

Motion Carried 5-0

- The authorizing of such **will not** be of substantial detriment to the other lands and uses and **will** be contrary to the spirit and purpose of this Ordinance for the following reasons:
 - **It sets a precedent for future buildings in the front yard.**

Motion Carried 5-0

- **Motion made by Dave Hovingh, support by Brett Huizenga, that the Zoning Board of Appeals hereby finds that the standards of Section 16.06 of the Zoning Ordinance ARE NOT satisfied for the reasons set forth in the record stated above and hereby DENIES the requested variance to allow for the addition on the existing accessory building, located at 7431 – 64th Ave, as depicted on the site plan submitted with the variance application date December 27, 2021.**

- Roll Call Vote:

- Aye: Costen, Dykstra, Hovingh, Huizenga, Koning
- Nay: None

Motion Carried 5-0

9. Adjournment:

- a) With no further business brought before the board, a ***motion was made Mark Dykstra, support by Dave Hovingh, to adjourn the meeting at 8:25 pm.***

Recorded by Tina Vander Schuur
Submitted by Bruce Costen, Chairman