

OTISCO TOWNSHIP
Preliminary
ZONING BOARD of APPEALS Mandatory Meeting MINUTES for July 13, 2020

- Members Present:** Frank Mason – Chairperson; Dan Ziegler – Vice- Chairperson, Laura Staats – Secretary
Also present: Roger Vander Molen – Zoning Administrator, Joe Borek – ZBA Alternate
- Call to Order:** Frank Mason called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.
- Agenda:** Motion made by Dan and supported by Laura to approve the Agenda as written. Passed 3 - 0
- Approve Minutes:** Minutes from the July 13, 2020 meeting were reviewed. Dan made a motion to accept the minutes, it was supported by Laura, passed 3-0
- Board Reports:**
- Zoning** Zoning Administrator, Roger Vander Molen included a written zoning report. See written report.
 - Township Board:** Dan reported that the Township Board discussed and voted on the 5 Year Master Plan for Otisco Township, the Master Plan was passed.
 - Planning Commission:** Has created a form to be used by the residence on M-44 living in the Industrial Zone to request their home be rezoned as residential. Richard’s Sewage Disposal requested a renewal, it was reviewed and passed.
- Old Business:** None
- New Business:**
- Appeal:** George Chickering asked to address the Zoning Board of Appeals regarding the way it enforces the ordinances of the township. In the instance of his property he has neighbors who appear to have out buildings that do not meet the setbacks as stated in the Ordinances, and may be located on his property. It is Mr. Chickering’s belief that some of the outbuildings in question may have been built without acquiring a building permit in advance. Mr. Chickering would like the adjoining property owners to have their land surveyed to determine if any of the outbuildings are in fact on his property. The Alsgaard shed appears to be over the property line in Mr. Chickering’s opinion. Mr. Chickering is willing to forgive the setback if the structures are not located on his property, and do not meet the setbacks indicated in the ordinances.
Also in question was the location and addition to a shed on the Chambers property. A lean-to was added to the rear of a shed housing firewood that appears to have been built without getting a permit for the structure. Also a pile of lumber covered with a tarp supported by two-by fours was near the property line.
- Frank Mason explained how the supporting information being reviewed by the Board was received. The information showing the property lines and measurements was received from John Bush of Ionia County and were taken from the Ionia County GIS Mapping. The GIS mapping shows the location of property lines and of the shed on the Alsgaard property including the estimated location from the property line which is

approximately 15 feet east of the west property line and 12 feet north of the rear property line. The documentation received by the Zoning Board of Appeals from Ionia County indicates that all out buildings in question reside on the appropriate land owner's property. The Township Planner stated that he felt that the structures have been in place for a sufficiently long enough time without complaint to not be required to be relocated or torn down.

Mr. Chambers has been contacted and will remove or relocate the pile of tarped lumber in a timely manner. The shed addition in question is not located near the property line.

Frank Mason stated that he did not believe that any of these structures were brought before the Planning Commission or the Zoning Board of Appeals or that any permissions were given for their construction. Also he could not recall who may have been Zoning Administrator during the time frame when these structures may have been built. Frank Mason asked George Chickering if he was agreeable to the recommended resolution, and Mr. Chickering said yes. The current Board Members must determine from the information before them at this time what a legal and logical action to take is. A motion was made by Frank Mason, seconded by Dan Zeigler and a verbal vote taken to accept the proposed Resolution, Laura, Yes; Frank, Yes; Dan, Yes. Passed 3 – 0

Resolution: That the Zoning Administrator, Roger Vander Molen send registered letters to Laura Alsgaard [34-130-021-000-095-00] 9833 Gold Lake Road, Belding, MI 48809 and Lennie Chambers [34-130-021-000-085-05] 9901 Gold Lake Road, Belding, MI 48809. The letters will state that a building permit is required for any new structures or additions on their property, and that it must meet all setbacks and ordinances.

Public Comment: None

Member Comment: None

Proposed Agenda: Review and approve the minutes for August 10, 2020,

Adjourn: Dan moved that the meeting be adjourned, seconded by Laura.
Passed: 3-0 Meeting adjourned at 7:50 PM

Closing Comment made by Frank Mason: He has served the Township of Otisco for forty years in various positions, and has chosen to resign from his positions on both the Zoning Board of Appeals and Planning Commission effectively immediately.

Next Meeting: December 14, 2020 at 7:00 pm at the Otisco Township Hall, unless other business comes before the Zoning Board of Appeals before that date.

Respectfully submitted,
Laura J Staats, Secretary