

ANTWERP TOWNSHIP
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Office Hours:
Mon., Wed., Thurs.
7:00 a.m. – 5:00 p.m.
Tuesday: 7:00 a.m. – 6 p.m.
Fridays: Closed
Closed for lunch M, T, W, Th
11:30 a.m. – 12:00 p.m.

ANTWERP TOWNSHIP ZONING BOARD OF APPEALS MEETING
THURSDAY JULY 27, 2017
approved

Chairperson Gary Stock called the meeting to order at 6:30 pm.

Board Members Present: Gary Stock-Chair, Ron Stoyhoff, Phil Tarchala, Heather Mitchell-Secretary

Guests Present: 3

Motion by Tarchala, second by Stoyhoff to move approval of minutes after New Business on agenda. All voted in favor. Motion carried.

Motion by Stoyhoff, second by Tarchala to approve agenda as presented. All voted in favor. Motion carried.

Communications/Announcements: Still accepting letters of interest for a vacancy on the Zoning Board of Appeals.

Public Hearing called to order at 6:32 pm.

New Business:

Variance Request: Ryan Rarick – A dimensional variance to divide a 58 acre parcel into two lots, one with a resulting width less than the required 175' minimum, per Section 5.3, Development Requirements, Table 5-3 Zoning District Regulations, and a dimensional variance to reduce the same parcel into the same two resulting lots, one with a resulting frontage less than the required 175' minimum, per Section 3.4A. Property located immediately south of 64819 County Road 657 (parcel #80-02-027-002-20).

Ryan Rarick presented an overview of desire to obtain an amendment to his original variance granted in December 2015. The original variance granted his 58 acre tract to be split into a 10 acre piece and remainder parcel being 48+/- acres with no further splits to be approved. Mr. Rarick is asking for an amendment to that decision as he now only desires up to 1.5 acre piece with a resulting 56.5+/- parent parcel.

Public Hearing closed at 6:36 pm.

Deliberation by Board of Appeals

Chairman Stock reviewed current application asking for amendment to December 2015 decision and reread the minutes approved from the December 2015 meeting. The decision made tonight would be for an amendment, not a variance of a variance. We will be looking at the original motion and making changes if what's being requested is acceptable and not contrary to the intent and spirit of the zoning ordinance.

The amendment would create one conforming parcel and one non-conforming parcel. The smaller parcel of 1.5 acres with 175 feet of frontage would be considered a conforming and legal split within the AG zoning. However, the remainder piece creates a flag shaped lot with only 65 feet of frontage along CR 657. The 65 feet along CR 657 also restricts further development, as 66 feet of frontage would be necessary.

Actual road frontage of entire parcel is 240.2 feet along CR 657. Amendment would create a child parcel up to 1.5 acres with 175 feet of frontage and the remainder parent parcel of 56.5 acres with 65 feet of frontage.

Original variance from December 2015 hasn't been implemented. Discussion on "If variances are granted, is there an expiration?" Consensus that a variance does not have an expiration date.

Question from audience as to why property owner doesn't want a 10 acre piece. Property being split is for father in law and father in law would like to be closer to CR 657. The current 10 acre parcel includes an outbuilding which would prohibit a dwelling from being built close to the road. With the change to 1.5 acres and 175' frontage, a new dwelling could be built in front of the current outbuilding. A second question was raised on splits within AG zoning. AG zoning requires minimum frontage of 175 feet and no more than three one acre splits and all additional splits have to have four or more acres.

Question asked of property owner verifying that the current outbuilding is 20 ft away from the proposed property line. Mr. Rarick answered yes.

Motion by Stoynoff, second by Tarchala to grant an amendment to the variance granted on December 3, 2015 which allows the 58 acre tract to be split into two (2) parcels, one with road frontage of 175' (conforming) and one with 65' (non-conforming). The westerly parcel "A" with the northern most road frontage will have 175' of frontage and must be a minimum of 1 acre not to exceed 1.5 acres and will be limited to one single family dwelling; no further subdivision will be allowed after one division for parcel "B" is approved. The easterly parcel "B" will have the remaining southernmost 65' of road frontage and must be a minimum of 55 acres of the original 58 acre tract and will be limited to one single family dwelling; no further subdivisions or dwellings will be allowed. All voted in favor. Motion carried.

Approval of Minutes from May 25, 2017

Minutes were discussed from the May 25, 2017 Zoning Board of Appeals Meeting. The minutes are not a word for word transcription of the meeting; rather they include more content in order to capture the essence of the meeting and to improve the details.

Motion by Tarchala, second by Stoynoff to approve the minutes from May 25, 2017 with corrections stated. All voted in favor. Motion carried.

Pending Business: None

Any other Business: None

Adjourn

Motion by Tarchala, second by Mitchell to adjourn the meeting at 7:55 pm.