

Keene Township Zoning Board of Appeals Minutes

December 11, 2023

Attendance: Mary Benedict, Robert Milano, Jeanne Vandersloot

Others in Attendance: Corey & Katie Wojcik, Carl Heiler, Roger Meyers, Rick Terrill, and Nathan Wolff.

Absent: Corey could not participate as the request was being made by him.

Meeting called to order at 7:01 pm

Pledge of Allegiance

Meeting Minutes. Motion to accept meeting minutes from October 30, 2023 by Mary Benedict, second by Robert Milano. All in favor. Motion approved.

Presentation by Corey Wojcik regarding the variance request to place a modular home with a front porch on a non-conforming parcel of property. Corey and Katie purchased the property with an older mobile home. They removed the mobile home and cleaned up the lot. They now would like to place a modular home on the property and add a front porch to that home. They are requesting an 8' variance on the front setback. The parcel is a non-conforming parcel under Section 14 that is grandfathered in as the parcel was in existence prior to the zoning acreage requirements. The request meets the requirements as provided in Section 21 for variances.

One neighbor provided a written statement to express that they did not support the request. Another neighbor provided a written statement in support of the request.

The discussion included references to the Keene Township zoning rules; that the property has been cleaned up and is being improved; that historically the ZBA has granted these types of requests on non-conforming properties as it benefits the aesthetics of the Township; and we don't want a taking of property.

Motion by Mary Benedict, seconded by Robert Milano to approve the 8' variance to the front yard setback to place a modular home and porch/deck on the property at 8024 Scott Rd. Motion approved. The property is a non-conforming parcel that is grandfathered in. The request meets the requirements as provided in Section 21 for variances.

Other Discussion. A member of the audience raised an issue about the lack of road marking striping on Potters Rd and Whites Bridge Rd and that it needs to be redone. We referred him to the Ionia County Road Commission.

Motion to adjourn by Mary Benedict, seconded by Robert Milano. Motion approved. Meeting adjourned at 7:19 pm.