

Hopkins Township Zoning Board of Appeals

Special Meeting

June 7, 2021

7:30 pm

Called to order at 7:30 pm.

Zoning Board Members present: Bruce Modreske- President, Ken Rutgers, Bob Modreske, Craig Tucker, Kathy Laseur- Secretary

Audience Members present: Mark Evans- Township Supervisor, Ray Eltenbargur, James and Nicolette Cash- petitioners, Kirk Sharphorn- PCI

1. Presentation and Adoption of Agenda

- a) Motion made by Bruce to accept the presentation and adoption of current agenda as written. Supported by Ken. Seconded by Bob. Motion passed by all. Thank you to Lori Castello for typing up the special meeting agenda.

2. Review and Adoption of Minutes from previous meeting

- a) Bruce read old minutes. Minutes will be amended by marking that Mark Evans is an audience member and Lori Casello is the Zoning Board Administrator. A motion was made by Bruce to correct the minutes. Supported by Craig and Ken. Motion passed by all. The minutes are accepted as corrected. An email will be sent to Eric Alberta- clerk of Hopkins Township- so they can be updated on the website.

3. Public comment 7:40 pm

- a) Ray asked about removing trees and fixing bridges. Ken recommended Ray speak with the Allegan County Road Commission. Mark commented that there are no plans in the next 5 years for fixing anything on 22nd or 136th.
- b) Public comment closed at 7:45

4. New Business

a) Officer elections for 2021

1. Officers were elected at August 2020 meeting.

b) Public Hearing- Variance Application- Cash-03-10-700-008-00. Accessory building on vacant parcel

- I. Introduction of request- Applicant/ZA
 - a) Nicolette Cash explained the request is for adding a pole barn outbuilding for storage. The variance is being requested because the 3 lots of ownership cannot be combined by the assessor, as the parcels are both platted and unplatted lots.
- II. Open Public comment 7:50
- III. No Public comment given. No neighbors to the Cash's present.
- IV. Close Public Comment 7:51
- V. Board discussion/questions/answers with applicant
 - a) Bruce explained that, if adopted, the Cash's would not be able to sell the parcels separately. They would have to file in Allegan County for the new parcels. The Cash's understood.
- VI. Review standards
- VII. Motion based on findings of fact
 - a) Craig made a motion to approve the variance.
- VIII. Support
 - a) Kathy supported, Ken supported.
- IX. Any further discussion
 - a) No further discussion
- X. Roll call vote
 - a) Ken Rutgers- aye, Bruce Modreske- aye, Bob Modreske- aye, Craig Tucker- aye, Kathy Laseur- aye. No opposition. Motion carried for structure to be allowed to be put on unplatted lot.

5. Policies discussion- application and process checklist review

- I. Discussion
 - a) Bruce went over the policies application and process checklist with motion to accept with the address and phone number now included.
- II. Note any desired changes
 - No changes needed in addition to what was updated.
- III. Adopt as amended
 - b) Bob and Ken supported.
 - c) Approved with all ayes- none opposed.

6. Old business

- a) June 15, 2004 minutes that was looked for was not able to be located.

7. Commissioner's Comments- none

8. Public Comment

- a) Thank you from the Cash family
- b) Kirk Sharphorn said he would help the Cash family with the next steps.

9. Next Meeting Date: To be announced

10. Minute meeting approval

- a) Kathy read June 7, 2021 minutes back to Zoning Board of Appeals. Motion for minutes to be approved by Bruce. Craig and Bob seconded. Motion approved. All ayes. No opposition.

11. Adjourn

- a) Motion made by Bruce to adjourn at 8 pm. Craig and Bob supported. Motion approved. All ayes. No opposition. Meeting adjourned at 8 pm.

12.