

Casco Township
Zoning Board of Appeals
November 28, 2016 @ 5:00pm

Draft

Members Present: Chairman Dave Hughes, Sam Craig, Matt Super, Matt Hamlin, and Paul Macyauski.

The meeting was called to order at 5:00pm by Chairman Hughes.

A request from Matt Super, Jensen's Campground/Motel, 7366 North Shore Drive, South Haven, Michigan 49090 (Parcel #302-640-001-00) to expand. The existing non-conforming 83 unit campground and 14 unit motel by adding 41 sites to the south of existing site (Parcel# 0302-640-061-00 and #0302-086-049-10) and 7 new motel units on existing parcel. The campground is located in the LDR Zone and can be expanded if approved by the ZBA under the requirements of section 3.28H. The ZBA will consider the following standards:

1. Whether the extension or enlargement will substantially extend the probable duration of the non-conforming use; and
2. Whether the extension or enlargement will interfere with the use of other properties in the surrounding neighborhood for the uses for which they have been zoned or with the use of other such properties in compliance with this ordinance.

After the review of the testimony and evidence presented at Oct. 27, 2016 ZBA hearing by Matt and Kendra Super, in addition to, consideration to public comments made Joe and Carol May (see attachments) as well as Theo and Diana Osterman (see attachment) It was determined by the members of the Board that the granting of the request would not extend the probable duration of the non-conforming use or interfere with use of other properties in compliance with this ordinance.

Motion to grant request by Macyauski. Second by Craig.

All members were in favor except Super who abstained from vote.

A request from Paula Tobin Newbold, 441 Madison, Grosse Pointe Farms, Michigan 48236 for a variance from Sec. 3.28Bld(3) which requires a min. side yard of 10 ft. The applicant wish to construct a single family residence at 957 Lake Street, South Haven, Mi. 49090 (Parcel #0302-150-039-00) on a 50' x 200' lot to within 7' the east side lot line. Therefore a 3' variance is requested.

ZBA members discussed and reviewed evidence presented by Newbold. Additional consideration to allow for a second ingress and egress was also discussed. There was public comment by Terri and William Hull(see attachment) as well as Judy and Jim Fairbairn (see attachment).

Motion by Super to grant variance of 3 feet. Second by Hamlin. All members vote in favor.

A motion to approve minutes of October 27, 2016 was made by Craig. Second by Super. All in favor. Minutes approved as printed.

A motion to adjourn by Craig. Second by Macyauski. All in favor.

Meeting adjourned at 6:15pm.
Minutes prepared by Paul Macyauski.

Attachment 1 Theo and Diana Osterman, 7364 North Shore Drive
Attachment 2 Joe and Carol May, Joe and Carol May, 7415 Washington
Attachment 3 Jim and Judy Fairbairn 955 Lake St., Cedar Bluff Park
Attachment 4 Teri & William Hull 988 Lake St., Cedar Bluff Park