



12 N. Charles, White Cloud, MI 49349
Zoning Board of Appeals
February 8, 2022

1. Meeting Called to Order

Chair Steffes called the meeting to order at 5:30 p.m.

Members Present: Jamie Steffes, Marva Shears Leroy Stratton and Candice Dault

Absent: None **Staff present:** Kelli Arnold, Clerk and John Wallace, Zoning Administrator

Public in Attendance: Colleen and Forrest Nelson, Allen Franks, Tim Brockway

2. Roll Call

Members Present: Leroy Stratton, Jamie Steffes, Marva Shears and Candice Dault

Absent: None **Staff present:** Kelli Arnold, Clerk and John Wallace, Zoning Administrator

Public in Attendance: Larry Anderson Jr, 3 persons (did not sign in)

3. Adopt Agenda

Motion by Dault, **Support** by Stratton to adopt the Zoning Board of Appeals agenda as presented.

Vote: Ayes- All Nays- None **Motion Carried**

4. Approval of the minutes of the Regular Meeting of November 18, 2021.

Motion by Stratton, **Support** by Shears to approve the Zoning Board of Appeals minutes of November 18, 2021, as presented.

Vote: Ayes- All Nays- None **Motion Carried**

5. Public Hearing

Petitioner Larry Anderson Jr requests a variance from Ordinance Section 8.02 to allow Light Industrial use in a C-1 Commercial District. Address 1268 E. Newell Street, Parcel # 62-15-05-255-016.

Motion by Dault, **Support** by Shears to open the Public Hearing.

Vote: Ayes- All Nays- None **Motion Carried**

Comments: Larry Anderson would like to move current business from Muskegon to White Cloud location.

Motion by Dault, **Support** by Stratton to close the Public Hearing.

Vote: Ayes- All Nays- None **Motion Carried**

6. Public Comment

None

7. Board Deliberation & Decision

The Zoning Board of Appeals finds an unnecessary hardship will occur if the Use Variance is not granted, and additionally finds the application meets the following standards based upon the applicants responses to these standards (included with application) as contained in Section 17.07 (B) (1-9) of the zoning ordinance:

1. The variance request, if granted, will be the minimum variance (i.e., the least variation or change from the requirement of the Ordinance involved) that will make possible the reasonable use of the land, structure, or building involved.
2. The granting of the variance will not be injurious or detrimental to neighboring properties or residences.
3. The variance will not be detrimental to the public welfare or change the essential character of the neighborhood.
4. The variance will not impair the intent or purpose of this Ordinance.
5. The problem or condition for which the variance is requested is not a self-created problem by the applicant or property owner (or their predecessors in title) as to the property involved.
6. The condition or situation involved is not of so general or recurrent a nature that it would be more reasonable or practical for the City to amend the provision of the Ordinance involved rather than to grant a variance for the condition or situation.
7. There are exceptional, unique, or extraordinary physical conditions or circumstances which directly relate to the property itself (including the land or a structure or building there on) rather than the individual situation or desire of the applicant or property owner. In other words, the problem or exception or extraordinary circumstances or condition must be inherent in the land, structure, or building involved.
8. The variance must be necessary for the preservation and enjoyment of a substantial property right which is similar to that possessed by other properties in the same zoning district and vicinity. (Note: possible increased financial return shall not, of itself, be deemed sufficient to warrant a use variance.)
9. As specified above, the ZBA must also find that unnecessary hardship will occur if a use variance is not granted.

Zoning Board approval is contingent upon meeting the conditions of:

- a. **The use variance will be for a machine shop only.**
- b. **This approval is for a use variance only and does not constitute a rezoning.**
- c. **This use variance will terminate upon sale or lease of the subject building by the applicant.**
- d. **There is a maximum cap of eight (8) employees due to parking restrictions.**
- e. **Allow a ten (10) foot by eighteen (18) foot door to be centered on the front of the building.**

Motion by Dault, **Support** by Stratton to approve a machine shop Use Variance for Parcel Number 62-15-05-255-016 based upon the application meeting the Use Variance standards contained in Section 17.07 (B) (1-9) of the Zoning Ordinance and subject to conditions stated above.

Roll Call Vote: Ayes- Dault, Stratton, Shears and Steffes Nays- None **Motion Carried**

8. Adjournment

Motion by Dault, **Support** by Stratton to adjourn the meeting.

Vote: Ayes- All Nays- None **Motion Carried**

Submitted by:

Kelli Arnold
Kelli Arnold, Clerk

Approved on: 2/22/2022

THE CITY OF

WHITE CLOUD

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MICHIGAN