

*MINUTES OF THE VALLEY TOWNSHIP ZONING BOARD OF APPEALS
June 27, 2016*

7:00 PM

A meeting of the Valley Township Zoning Board of Appeals was held on Monday, June 27th, 2016 at the Valley Township Hall. The meeting was called to order at 7:03 p.m.

Board Members present: Tony Garofalo, Craig Van Melle, and Christi Foster.
Also present were Brian MacCartny, township building official, and Anna Harry, the party requesting the variance.

Tony Garofalo made a motion to approve the Draft Minutes of the last ZBA meeting which was held on 6/20/2016 and was seconded by Craig VanMelle. Motion approved unanimously. (3 yes, 0 no)

Craig VanMelle made a motion to approve the Draft Agenda of 6/27/16 and was seconded by Christi Foster. Motion approved unanimously. (3 yes, 0 no)

Harry Variance Request

The Valley Township Zoning Board of Appeals met to continue the Public Hearing of June 20, 2016 for an application submitted by Anna Harry, 2587 36th St. Allegan, MI 49010 requesting a variance to transfer a mobile home that is more than 10 years old to her property located at 2292 36th St, Allegan, MI.

A Public Hearing notice was published in the Allegan County News on June 2, 2016. A total of 3 letters were sent to the neighbors within 300 feet of the said property, requesting their concerns and comments related to the request.

Mr. Garofalo began by asking if there were any objections or support submitted by neighbors. No objections were submitted.

Anna Harry's specific request is to grant a variance to allow her to move a 1989 Single-wide Mobile Home to the property at 2292 36th St. She stated that she bought the property over a year ago and has been cleaning up the blight. She brought photos of many before and after shots of the clean-up. Ms. Harry said that she would like to live there but cannot afford to build new right now and would like to live in a mobile home for a few years and then build. There was discussion about the cost of a new mobile home vs. cost of the used one. Ms. Harry said the mobile home would be removed once a new structure is built. Board members discussed setting a time limit on removing the home.

The home was inspected by Brian MacCartny, for which he found the safety and structure good for the age. Brian did preface this with the fact that he is not a licensed home inspector. Mr. Garofalo also went to look at the home last week but was only able to view the exterior.

Craig VanMelle made a motion to close the public portion of the meeting, seconded by Christi Foster. Motion was approved unanimously. (3 yes, 0 no)

Discussion ensued on the variance by the Board members: Mr. Garofalo would like to have a discussion with the attorney before making any decision. Craig VanMelle and Christi Foster agreed.

Craig VanMelle motioned to continue the meeting at a future date, to be announced, until the attorney can be consulted. Christi Foster seconded. The motion was approved unanimously. (3 yes, 0 no)

Meeting adjourned at 7:35 p.m.

Respectfully submitted by: _____
Karen Popp, acting Secretary