

*MINUTES OF THE VALLEY TOWNSHIP ZONING BOARD OF APPEALS
May 11 2015*

6:30 PM

A meeting of the Valley Township Zoning Board of Appeals was held on Monday, May 11th, 2015 at the Valley Township Hall to determine the variance requested by Darrell Oakley.

Board Members present: Tony Garofalo, Craig Van Melle, and Christi Foster.
Also present were Darrel Oakley and his father.

A motion was made by Mr. Garofalo to approve the draft agenda for May 11, 2015. Christi Foster seconded the motion. The motion passed unanimously.

The Valley Township Zoning Board of Appeals met to conduct a Public Hearing on an application submitted by Darrell Oakley. The request was to grant a variance allowing Mr. Oakley a 25' side set back on the east side of lot 03-22-025-025-00 instead of the 50' set back required by ordinance.

A notice was published in the April 23, 2015 issue of the Allegan County News. Mr. Garofalo mentioned that there was an error in the public notice published in the Allegan County News, stating West side of lot, which he corrected to East side of the lot. A total of 6 letters were sent to the neighbors within 300 feet of the said property, requesting their concerns and comments related to the request. One letter of objection was received from Dennis Merchant, who was unable to attend the Hearing.

As part of the application, Mr. Oakley attached a description of requested variance and a drawing of the property showing the locations of the trees, power lines, house, garage, horse barn, and the proposed, 36'x 63' storage barn that would be used to store personal vehicles, boats, tools, and tractor.

Mr. Oakley stated that it would be necessary to remove a grove of trees on west side of property, along with a very large, old Oak tree to accommodate the 50' side set back. He also stated that because the storage barn would be metal, it may interfere with the power transmission lines if it were placed closer to the rear of the property.

Mr. Garofalo read the letter of objection (attached) from Mr. Merchant. Mr. Merchant feels that there is plenty of room on Mr. Oakley's property to comply with the 50' side set back. The map and power lines submitted by Mr. Oakley were discussed. The Board spent time asking questions of Mr. Oakley about the height of the building, existing fences, plumbing and heating intentions, if there were plans of leasing to anyone. Mr. Oakley assured the Board that this would be for personal storage only.

Motion to adjourn the Public portion of the meeting was made by Tony Garofalo, seconded by Craig Van Melle. The motion passed unanimously.

The members of the Zoning Board of Appeals held a conference discussing the issues.

A motion was made by Mr. Garofalo to vote on the matter this evening. Craig Van Melle seconded. The motion passed unanimously.

Mr. Garofalo made a motion to approve the variance request. Reasons for this were: (1) Proximity to power lines (2) narrowness of the lot (158') and (3) environmental disaster of removing the Oak tree. Craig Van Melle seconded the motion. The motion passed (2-1) by roll call vote: Aye: Garofalo and VanMelle, No: Foster.

With there being no further business, the meeting adjourned at 7:00 p.m.

Respectfully submitted by: _____
Karen Popp, appointed Secretary

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