

City of Plainwell



Rick Brooks, Mayor
Lori Steele, Mayor Pro-Tem
Brad Keeler, Council Member
Todd Overhuel, Council Member
Roger Keeney, Council Member

Department of Administration Services
211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821 Fax: 269-685-7282
Web Page Address: www.plainwell.org

“The Island City”

AGENDA Plainwell Zoning Board of Appeals Monday, November 12, 2018 7:00PM Plainwell City Council Chambers

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes** – 07/14/2014 Regular Meeting
4. **New Business:**
 - A. **Public Hearing – Variance Request 133 South Sherwood Avenue**
The Board will consider a setback variance in the R-1C District.
5. **Unfinished Business:**
6. **Public Comments:**
7. **Member Comments:**
8. **Adjournment**

Note: All public comment limited to two minutes, when recognized please rise and give your name and address
The Island City

The City of Plainwell is an equal opportunity provider and employer

**City Council Acting as
Zoning Board of Appeals
Minutes
July 14, 2014**

1. Regular meeting was call to order by Chairman Steele at 7:00PM.
2. Present: Steele, Keeler, Overhuel and Brooks.
Absent: Keeney
3. Approval of 6/2/14 Minutes:
A motion by Brooks, supported by Keeler to approve the 6/2/14 Minutes. On a voice vote, all in favor. Motion carried.
4. New Business:
 - A. **A motion by Brooks, seconded by Keeler to open the Public Hearing at 7:01pm. All in favor, Motion Carried.**

Farmer presented the application for a height variance to allow for the erection of a grain bin. The shoot needs to be tall to allow for filling of trucks. A variance was given in 2005 for a similar grain bin and they need a second due to growth. The ordinance height limitations is in response to fire concerns if a building is over three stories Director Bomar has no issue with this variance because only the shoot is over height. The Planning Commission is recommending approval after their site plan review.

No public comment

A motion by Brooks seconded by Overhuel to close the Public Hearing at 7:04pm. All in favor, Motion Carried.

A motion by Keeler, supported by Overhuel to approve the height variance for 963 Industrial Parkway as requested to allow for the erection of a grain bin as presented. On a voice vote, all in favor. Motion carried.
5. Unfinished Business:
None
6. Public Comment:
None
7. Board Comments:
None
8. Adjournment:
The meeting was adjourned at 7:04PM by Chairman Steele.

Submitted by
Noreen Farmer
City Clerk



City of Plainwell Zoning Variance Application

211 N Main Street
Plainwell, MI 49080
Phone: 269-685-6821
Fax: 269-685-7282

Date: 10-2-18

Fee: \$100.00

Property Address: 133 South Sherwood Parcel ID #: 03-55-160-098-00

Owner: Ron Norwood Phone Number: 269 655-9582

Applicant's Name, Address, and Phone (if different): _____

In order to grant a variance, the applicant must satisfy one or more of the following conditions.

Please circle the applicable number(s): See attached

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in same vicinity.
2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same vicinity under the terms of this ordinance.
3. That the special conditions and circumstances do not result from the actions of the applicant, notwithstanding other provisions of this Ordinance.
4. That granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same vicinity.

Please Describe Variance Request: I would like to build a lean-to on my garage within the ordinance limits of my property line. Full permission has been given from the adjacent property owner. (Brad Boone) 269 207-5691

Attach an accurate drawing of the site showing: (a) property boundaries (b) existing and proposed buildings (c) distance from the lot lines of each existing or proposed building (d) Unusual physical features of the site (e) abutting streets.

The above criteria has been explained to me and I understand that I must demonstrate that I satisfy one or more of these criteria in order to be granted a variance from the City of Plainwell's Zoning Ordinance. Additionally, I understand that if the requested variance is granted, I am in no way relieved from all other applicable requirements of the City of Plainwell Zoning Ordinance.

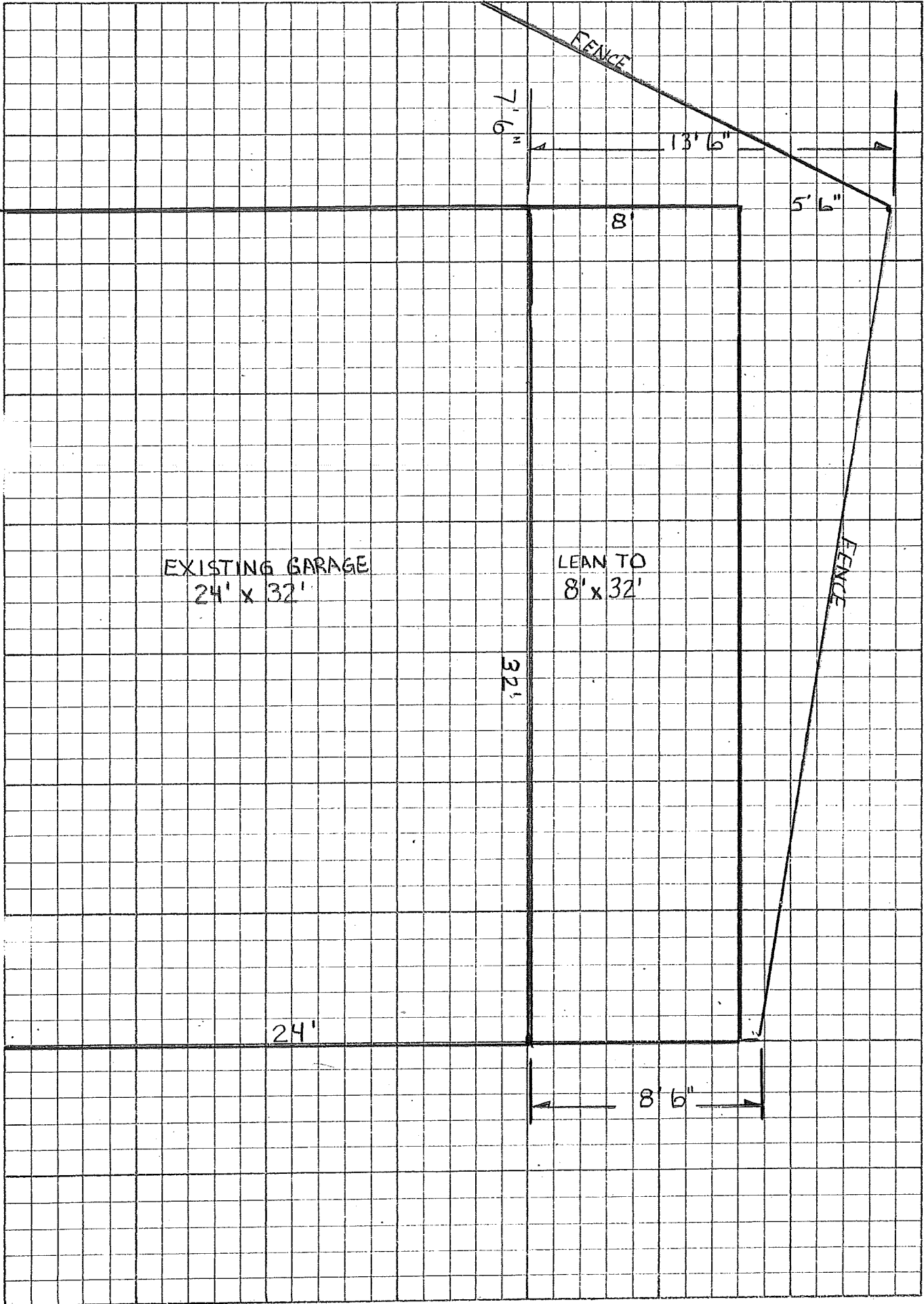
Signature of Applicant(s): Ron Norwood Date of Signature(s): 10-2-18

Office Use Only:	Fee Paid: <u>\$100.00</u> CK# <u>8737</u>
Filing Date:	PAID
Date of Hearing:	OCT 4 2018
Action Taken:	

Parcel #03-55-160-098-00

Explanation of conditions that I satisfy:

1. The special condition and circumstance that applies to my property is the irregular shape and size of this lot and the fact that the structures have been built to the far rear of this lot unlike other properties in my vicinity. This limits my options.
2. Many of the properties in my vicinity are built within the three foot limits of this ordinance. See attached image.
3. These structures existed on the property when purchased in 1989.
4. This variance will not confer any special privileges that have been denied to others in my vicinity, for several adjoining properties have been built within the three foot of property lines. See attached image.







Show search results for 133...

Parcel No: 55-160-098-00

ACRES	0.45
OWNER	NORWOOD RON
OWNADDRESS	133 S SHERWOOD AV
OWNCITY	PLAINWELL
OWNSTATE	MI
OWNZIP	49080
OWNCAREOF	NORWOOD LORI
PROPADDRESS	133 S SHERWOOD AV
SCHOOLDIST	03010
PROPCLASS	401
PDR	101=SING FAMILY
ASSESSMENT	54,300.00
TAXABLE	54,300.00

[Zoom to](#)

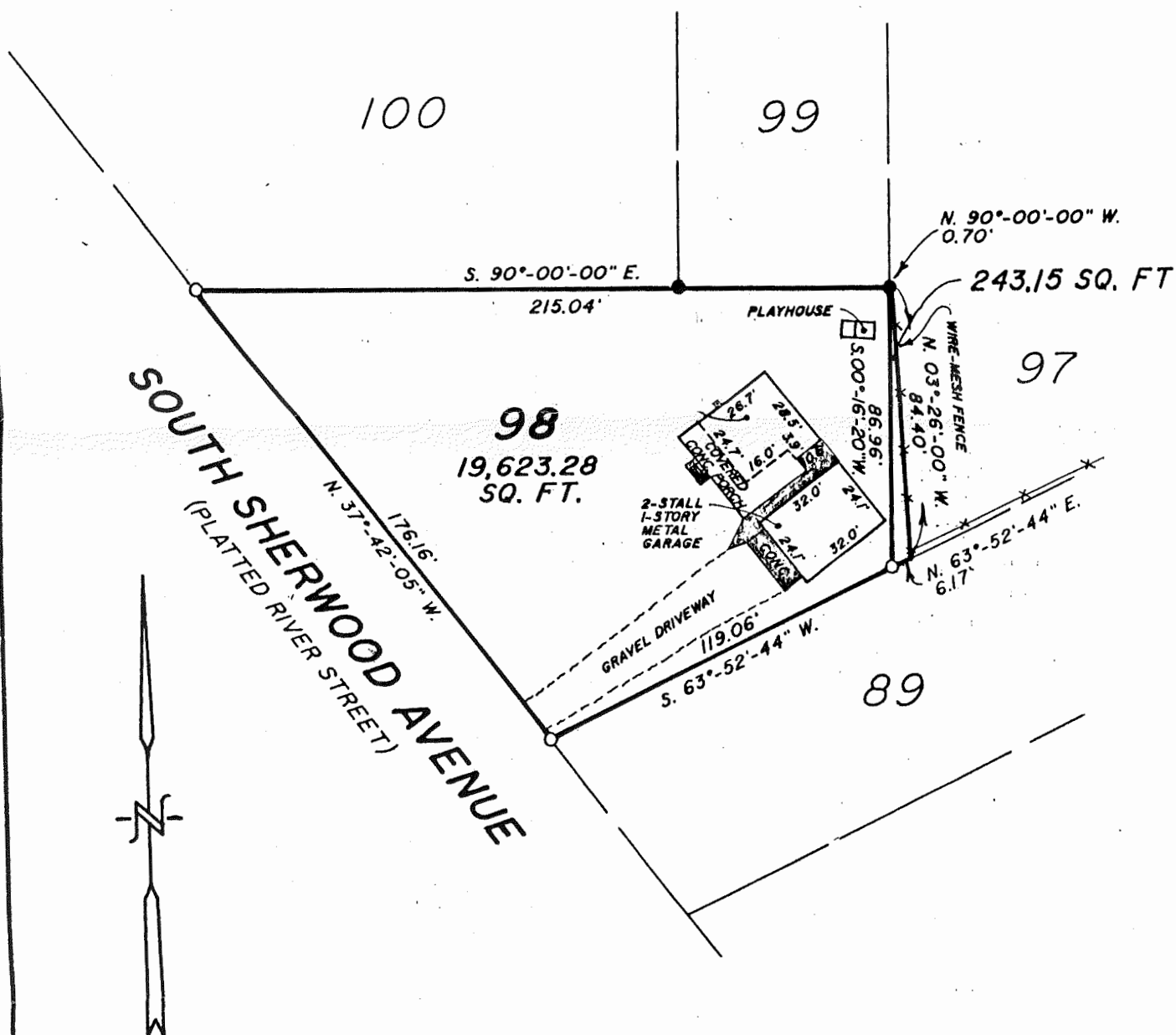


DESCRIPTION OF SURVEY

Lot 98 of Corporation Plat of the Village (now City) of Plainwell, Allegan County, Michigan.

DESCRIPTION OF OCCUPIED PORTION OF LOT 97:

That part of Lot 97 of Corporation Plat of the Village (now City) of Plainwell, located in the Southwest 1/4 of Section 29, Town 1 North, Range 11 West, City of Plainwell, Allegan County, Michigan, described as beginning at the Northeast corner of Lot 98 of said plat; thence proceeding South 00 degrees 16 minutes 20 seconds West 86.96 feet to the common corner of Lots 98 and 97; thence on the Southerly line of Lot 97 North 63 degrees 52 minutes 44 seconds East 6.17 feet to the intersection of the Southerly extension of a fence line with the Southerly line of Lot 97; thence on said fence line and its extension North 03 degrees 26 minutes 00 seconds West 84.40 feet to a point of intersection of the East extension of the North line of Lot 98 with said fence line; thence North 90 degrees 00 minutes 00 seconds West 0.70 feet to the point of beginning, containing 243.15 square feet and being subject to any easements or other conveyances of record.



SCALE: 1" = 50'

Kirk L. Van Order

Kirk L. Van Order Registered Land Surveyor No. 23520

KIRK L. VAN ORDER

Registered Land Surveyor
3246 46th St.
Hamilton, MI 49419
(616) 751-8356

The ratio of closure is within the accuracy of survey as required in Act No. 288 of Public Acts of 1967. This survey complies with the requirements of Section 3, Public Act 132 of 1970.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Insurance Policy for accuracy, easements and exceptions.

Legend

- △ Set Wood Stake
- Set Conc. Mon.
- Found Conc. Mon.
- Set Capped Iron
- Found Iron
- P Platted
- M Measured
- D Described

Client: **RON NORWOOD**

In SW 1/4 of Section 29, T. 1 N., R. 11 W.

CITY OF PLAINWELL County: ALLEGAN

Sheet 1 of 1 Date: 4-3-90 Job No. 90-2149