

**Barry County Zoning Board of Appeals  
Minutes  
November 13, 2017**

The meeting was called to order by Richard Patterson at 7:00 p.m. in the Community Room of the Tyden Building located at 121 South Church Street in Hastings. The ZBA members in attendance included: Patterson, Pamela Strode, Shirley Barnum, Clyde Morgan, and Anthony Crosariol. Others in attendance included: James McManus, Robert Osborne, and other interested people.

Motion by Morgan to approve the agenda. Support by Barnum. All ayes – motion carried.

The ZBA reviewed the Minutes of September 11, 2017. Motion by Morgan. Support by Barnum. All ayes - motion carried.

**BUSINESS**

Patterson explained the procedures of a public hearing.

**VARIANCE**

**Case No. V-10-2017**

**Robert Osborne**

Patterson recessed the ZBA, opened the public hearing, and asked Osborne to present his appeal.

Osborne said he owns five acres and would like to divide it into two parcels. He noted his daughter would be buying the existing house, and he would be building a new home.

Patterson asked if anyone wished to speak in favor of the request.

Ted Klinger noted the sale was not for profit. He said it strengthens the family. He noted the road was a private road, and the extra home would help pay the maintenance fees.

John Chanel spoke in favor of the request.

Cindy Vigneron also spoke in favor of the request.

Osborne noted the width of the road was the issue, and he noted his property is close to M-43. He said Brittanywoods is a one-way looped road. He felt there would be adequate access.

Patterson asked if anyone was opposed. There was no response.

McManus read letters in favor of the request from Barry Township, Shane Thellman, and Larry Langshaw. He read a letter of opposition from Ryan Lejins.

Osborne distributed a petition to the ZBA Members.

Osborne rebutted by saying the new owners will pay road dues and maintenance dues. He said his new home will be a nice home and it will be close to M-43. It was noted that Lejins does not live in the same neighborhood.

Patterson closed the public hearing and reconvened the ZBA.

Strode verified there would only be two parcels. Osborne agreed.

Morgan asked how large the new home would be. Osborne said 2,000 square feet. Morgan asked if there would be any adverse tax effects on the neighbors. Osborne said no. Morgan questioned how large trucks would get around the road. Osborne said they can go in and out the same drive.

Crosariol asked why the Private Road Ordinance was created. McManus noted it was adopted in the mid-1990's because many private roads are poorly constructed for emergency access.

Crosariol asked if there are any long-term plans to widen the road. Osborne said no, but he noted he paid for the repair of the road when his house was built. Crosariol asked if the road is damaged during construction, could they widen the road to M-43. Osborne said they would look into it.

It was noted the ordinance was in effect when the current home was built.

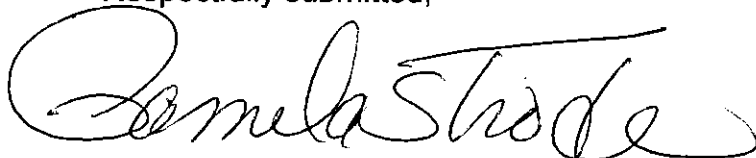
Patterson asked if the potential split complied with the Plat Act. McManus said yes, the only issue is the road width.

Motion by Patterson to approve Case No. V-10-2017 per Section 3107 C.1.a.-h. and C.2.a. of the Barry County Zoning Ordinance. Support by Barnum. Roll call vote taken: 5 ayes - 0 nays - motion carried. Variance approved.

Motion by Morgan to adjourn. Support by Crosariol. All ayes – motion carried.

Meeting adjourned at 7:27 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Pamela Strode". The signature is written in black ink and is positioned above the printed name.

Pamela Strode