

8623 Mercer Rd.
Thiessen

Charlevoix Township Zoning Board of Appeals
Minutes of Regular Meeting
September 10, 2020
Approved on: _____

Call to Order

- Meeting was called to order by Chairperson Margo Johnson at 7:00pm in the Charlevoix Township Hall; other members present: Chuck Center and Dan Ulrich (arriving at 7:02). Other attendees: Mindy Joy (recording secretary). Members of audience: John Ferguson, Abe Thiessen, Amelia Thiessen, Jane Kanine, Jim Kanine, Derrick Carroll, Brad Shearer, Vivian Shearer and Tom Schultz
- Minutes of the May 18, 2020 Meeting were discussed. Upon motion by Center, and supported by Johnson, and the minutes were approved as presented.
- The regular meeting was adjourned and the Public Hearing was held, beginning at 7:03

PUBLIC HEARING 8623 Mercer Road

- Chairperson Johnson informed the attendees that the ZBA has received a request for a use variance of 8623 Mercer Road.
- Abe Thiessen gave details of his request. Would like to have chickens and a horse on his property.
- Derrick Carroll spoke regarding his concerns, property value, safety on the roadway, and that it is not enough area for the horse and odors. Jane Kanine spoke regulating number of chickens, will it draw wildlife that would be attracted by chickens, feels that the horse needs more area; Vivian Shearer commented that if the zoning is changed for one it would open it up for others to do the same and would potentially affect property values and the potential odor in the area. Jim Kanine concerned that allowing the variance will set a precedence.

ZBA MEETING RESUMED at 7:13

- Center stated that in request could set a precedence for future requests. Not sure if it would enhance property values
- Ulrich stated that he agrees with Center and also added on how to control the amount of chickens, and the possibility that there could be an increase of predators.
- Johnson stated that the precedence and the ability to regulate the issue. Also discussed the change in the character of the neighborhood.
- Center made the Motion, with Ulrich supporting, to deny the use variance request as submitted based upon no demonstration of exceptional circumstances to offset the difficulty. Motion approved unanimously.
- The meeting was adjourned at 7:22pm

Respectfully submitted,

Mindy Joy
Recording Secretary