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ZONING BOARD OF APPEALS MEETING
MINUTES
THURSDAY, MARCH 9, 2023

1. The meeting was called to order by Chairman DeWitt at 7:00 p.m.

2. Members Present: DeWitt, Carlson, Milligan, Reifel
   Members Absent: Lyons

3. Moved by Carlson, seconded by Reifel, to approve the December 15, 2022, meeting minutes as corrected to read:

   Ben Vegh, Pastor of The Gateway Church, explained the request and answered questions from Board Members.

   The motion passed unanimously.

4. Public comments:

   Stan Kostecki, 16150 Suffolk Drive, stated he objected to the variance request for 16181 Harbor Point:

   - The addition will be close to Suffolk Drive
   - The proposed addition will lower his property value
   - Has plans to build on his vacant lot
   - The driveway at 16181 Harbor Point has a severe slope, visibility would be impacted causing a safety issue.

5. Chairman Dewitt opened a public hearing at 7:04 p.m. on a request filed by Benjamin Barnard to construct an addition with a 12’ front (north) yard setback, requesting a variance from Zoning Ordinance Section 9.150. The parcel is described as parcel no. 70-03-15-227-001, commonly known as 16181 Harbor Point Drive.

   Benjamin Barnard explained the request and answered questions from Board Members.
Chairman DeWitt read into the record, letters of support from:

- Jeff & Jennifer Stuppy, 16200 Harbor Point Drive
- Dave & Pam Landheer, 16191 Harbor Point Drive
- Frank & Cheryl Roberts, 16187 Suffolk Drive
- Nicholas & Hilary Grant, 16180 Harbor Point Drive
- David & Camella Heatherington, 16151 Harbor View Drive

Mr. Kostecki, 16150 Suffolk Drive commented the addition will present safety issues and will devalue his property.

Chairman DeWitt closed the public hearing at 7:18 p.m.

6. Chairman DeWitt read into the record the staff report dated February 28, 2023. Chairman DeWitt commented any motion to approve would need to address the issue of the variance request being self-created.

7. Moved by Milligan, seconded by Carlson, to approve a request filed by Benjamin Barnard to construct an addition with a 12’ front (north) yard setback, requesting a variance from Zoning Ordinance Section 9.150, and the variance request was not self-created as the applicant did not build the house and due to the placement of the house and driveway prevents an addition to be constructed elsewhere on the property. The parcel is described as parcel no. 70-03-15-227-001, commonly known as 16181 Harbor Point Drive. Roll call vote: 4 yeas, 0 nays, motion passed.

8. Public comments: None.

9. Board Member comments: No reports.


11. The meeting was adjourned at 7:34 p.m.

Craig Bessinger, Secretary