

VILLAGE OF HOWARD CITY
ZONING BOARD OF APPEALS MINUTES
MARCH 28, 2016

Chairman MacTavish called the meeting to order at 7:00. Present: Crater, Porter, Gould, Thomas, and MacTavish. Absent: None.

The Pledge of Allegiance was given.

There was discussion regarding the Variance request from Mr. Mike Smith requesting to operate a small engine repair business at 335 Ensely, Howard City, MI. The current ordinance requires two acres of land to operate a business. Mr. Smith asked to operate on one acre which is what he owns. Mr. Smith also provided answers to questions as to why he was asking for the variance.

Gould asked about out buildings – would Mr. Smith be able to build more. Mr. Smith would have to tear down existing buildings before being able to build anything else on the property and would have to have a variance if he wanted to build a bigger building than what is existing.

The Planning Commission has met twice and had a resolution drawn up to accommodate Mr. Smith. This resolution is contingent upon receiving the variance from the Zoning Board of Appeals.

Mr. Smith stated that the property is more than adequate to conduct his business. Gould asked when Mr. Smith came to Howard City to start his business. Mr. Smith purchased the property in July 2014. Gould asked why he did not check into getting the proper permits prior to starting his business. Mr. Smith stated that he came from a community that did not have zoning restrictions and did not realize he needed to do anything when starting his business in Howard City.

Motion by Thomas seconded by Crater to deny the application for variance for property at 335 Ensley. Motion CARRIED (4-1)

Motion by Thomas seconded by Crater to adjourn the meeting at 7:24. Motion CARRIED (5-0)

Melissa Kuzmik
Deputy Clerk