

Pine Grove Township

Planning Commission

Regular Meeting

26520 CR 388, Gobles, MI 49055

May 15, 2023 6:00 p.m.

1. **Call to Order:** Meeting called to order at 6:00 p.m. by Chair Kehoe
2. **Roll Call: Present:** Kehoe, Hill, D. Marculis, Richardson, Brown, Yaple, K. Marculis
Also Present: Rebecca Harvey
3. **Approval of Agenda for May 15, 2023:** *Motion by Hill, supported by Yaple to approve the agenda. All yes, motion carried.*
4. **Approval of Minutes for April 10, 2023:** *Motion by Kehoe, supported by Hill to approve the Minutes as presented. All yes, motion carried.*
5. **Public Comment on Non-Agenda Items:** NONE
6. **New Business:**
 1. **Public Hearing: SLU Permit for Accessory Building for Medeiros-Nicholson:** Kehoe gave instructions on the order of business for conducting the Public Meeting.

OPEN PUBLIC MEETING: 6:02 P.M.

Kehoe presented a briefing of the SLU Application Staff Report for Bear Priest. This is an application for a Special Land Use Permit for an accessory building on parcel #80-15-002-001-02 at 24190 2nd Avenue to allow for the construction of a new 1,500 square foot accessory building to be located in the front yard 124' from the front right of way. The proposed building does not meet the 200' front set back from the road, therefore the Planning Commission must determine if a SLU permit should be issued to allow the placement of the front yard accessory building. The applicant Tyler Medeiros-Nicholson submitted a complete application. Section 8.01.C.2 of the Zoning Ordinance permits detached accessory buildings in a front yard on parcels over 5 acres with a front set back of at least 200'. The applicant's parcel is 10.08 acres. All other set backs are met.

Applicant Tyler Medeiros-Nicholson stated that he is requesting a SLU permit to build a detached garage in the front yard as he is pretty much land locked to where it could be placed as there is a septic hill on the other side of the driveway and the space behind the house has the wells and is pretty wet during most of the year. Tyler stated that the intent is to make the pole barn match the house as close as they can to color. Kehoe asked what the use of the pole barn was for and the applicant stated that it would be for personal storage, personal items, equipment, and work shop space. Kehoe asked the applicant if he planned to use any of the space for a business of use of that nature and the applicant stated no.

Yaple asked if the trees along the front road blocked the line of sight down the driveway and the applicant stated that he moved into the house in the fall so he does not know how the trees will affect the line of sight.

Kehoe stated that according to the drawing, the corner of the proposed pole barn is 46 feet from the corner of the house and the applicant stated that he left enough room for a vehicle to get into the back yard as the well and the propane tank are in the back of the house.

