



## **Minutes Zoning Board of Appeals**

**Date:** 01-27-11

**Call to Order:** by Chairman Rickards

**Members Present:** Straub, Hays, Skelonc, Rickards, Powell

**Members Absent:** None

**Approval of the Minutes of April 21, 2010 meeting:** Motion by Straub, second by Skelonc, all ayes

**Approval of the Agenda:** Motion by Straub, second by Hays, all ayes.

**Election of Officers:** Rickards nominated by Straub for Chairman, second by Skelonc, all ayes. Straub nominated by Hays for Vice Chair, second by

Skelonc, all ayes. Skelonc nominated by Straub for Secretary, second by

Hays, all ayes.

**Motion to approve the meeting schedule for 2011** by Straub, second by Skelonc, all ayes.

**Scheduled Public Hearing:** Request for relief from 75-foot setback for existing campsites 42, 43, 44, and 45. Located at Duke Creek Campground, 15190 White Creek Ave. BMSL RV Management LLC.

Chairman Rickards explained the procedure for the public hearing. Public hearing opened.

Paul Henderson from Roosien and Associates presented the request for the variance. He explained that the applicant had purchase additional land to meet the requirements of the current zoning ordinance for all campsites except sites 42-45. He had approached the owners of the other property to purchase 75 feet to bring those remaining lots into compliance but the owners did not want to sell.

Chair asked for persons supporting the application.

Sharon Bostelaar spoke in favor of the variance. Stating that they had tried to comply with every requirement.

Vicki Babcock spoke in favor of the variance. Stating that these remaining lots had been a part of the existing campground for many years.

Chair asked for persons in opposition to the application.

No comments.

Public hearing closed.

Question to Bostelaar about the income generated from these lots. He responded that about \$2,000 a season per lot. Question about whether these were seasonal

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lots. Response was that these were seasonal lots with many renters making improvements such as screen porches, a patio, sheds; some have laid sod and planted flowers.

Larry Bostelaar stated that he had tried to buy the additional property to bring the whole campground into compliance but wasn't able to.

Kathy Perez (the owner of the property) stated that they were not opposed to the expansion of the campground; they just were not willing to sell the 75 foot strip.

The Board reviewed the resolution. There was strong consensus that since there was not any members of the public that spoke in opposition to the application that was an important factor to their decision. Chair Rickards did state that the board had received a letter from Gary McIntyre.

Motion to approve the resolution as written (incorporating comments from board) for variance to setback requirement, by Straub, second by Powell, all ayes.

Motion to adjourn by Straub, second by Hays, all ayes.  
Adjourned at 8:12 PM.

A handwritten signature in black ink, appearing to be "Straub", written in a cursive style.