

Planning Board Meeting-Special/Kenny Bradfield

March 3, 2021

7 PM

Pledge of Allegiance

Roll Call: Nicole Kelley (chair), Carol Coyle, Bob Davis, Wendy Faber/ all Present

Diane Vaughn Was Absent

Kenny Bradfield submitted an Application for a Variance for Extension of a Commercial use of Parcel A (3.102 Acres/See survey) which is Owned by Kenny Bradfield. Parcel A is outside of Commercial zoning but abuts to east of Mr. Bradfield existing Commercial business Band Brick up Salvage and Sales, LLC, 215 E Baker Rd, Hope, MI 48628. Mr. Bradfield is unable to expand to the north because of wetlands on his business property. There is only one other land owner within 300 feet of Parcel A and that neighbor, Vern Swanson, did not protest the request for a variance in usage of Parcel A. Discussion ensued about granting the Variance. An 8' fence will be erected to protect Parcel B which has a small home on it, also currently owned by Mr. Bradfield.

Finding no reason to deny Mr. Bradfield's request and considering the following notation in the Master Plan, members agreed to allow this variance for review and a ruling by the Hope Township Board.

As per the Hope Township Master Plan, page 28, Item #5:

A proposed expansion of a commercial zoning that is determined by the Planning Commission to be necessary to accommodate reasonable expansion of an existing, viable business operation in the Township is consistent with the goals and policies of this plan.

A motion was made by Bob Davis to approve this variance request. Carol Coyle seconded the motion. Motion carried and all members present confirmed in the affirmative by a yes voice vote.

The meeting adjourned at 7:28pm

Minutes were prepared by Wendy Faber in the absence of our Secretary, Diane Vaughn.