

**Silver Creek Township Zoning Board of Appeals -  
Meeting Agenda - Amended**

**Date: April 21, 2021**

**Time: 7 PM**

**Meeting Facilitator:**

1. Call to Order
2. Pledge to the Flag
3. Roll Call
4. Approval of previous Zoning Board of Appeals Minutes (January 12, 2021)
5. Approval of changes to Agenda, and motion/second standard verbiage
6. Reading of Public Hearing Notice
  - a. *The request of Steven MacGregor 31765 Karl Street, Dowagiac, MI (Parcel No. 14-130-155-061-00) in the LR Lake Residential District Zoning Classification for a 21' variance from the required 30' setback on the Karl Street (north) line in order to permit him to construct a new ~~32' x 28'~~ 32' x 20' \* accessory building on the eastern portion of the property in the triangle-shaped portion formed by the intersection of Lakeshore Drive and Karl Streets. The proposed structure will sit approximately the same distance from Karl Street as the existing house and 2-car attached garage. Standards of review for the Zoning Board of Appeals are contained in Section 155.253 of the Zoning Ordinance*
7. Standards of review for the Zoning Board of Appeals are in Section 155.253 of the Zoning Ordinance.
8. Building/Zoning Administrator Comment
9. Open Public Hearing-Chairperson
10. Please wait to be recognized by the Chairperson, then clearly state your name and address prior to speaking to assist us in the preparation of the meeting minutes.
  - a. Applicant's opportunity to speak
  - b. Those in favor (may be limited to 3 minutes per speaker)
  - c. Those in opposition (may be limited to 3 minutes per speaker)
  - d. Written Comments
  - e. Rebuttal by Applicant
11. Close Public Hearing- Chairperson
12. Zoning Board of Appeals Discussion-Board members Only (board may seek clarification by asking questions of the Zoning administrator)
13. Standards of Review – Section 155.253 – Begin by determining if there is *reasonable evidence of practical difficulty; identify it and specifically state it for the official record (motion, support, roll call vote)* If there is not evidence of practical difficulty, variance request should be denied. If there is practical difficulty, then conditions 1-5 should be addressed in order with specific statements.
14. Motion & Support to “approve or deny variance as presented” (board members respond with approve or deny).
15. If variance denied, applicant may request a variance with modifications.
  - a. (Motion & Support to “approve or deny variance as modified”; Roll Call Vote)
16. Announce variance request(s) as approved or denied or approved with any modifications.
  - i. Applicant to receive a copy of the completed application; appeal time begins upon receipt.
17. Such other and further matters as may properly come before the zoning board of appeals.
18. Public Comment\*\*
19. Adjournment
  - a. \*\*Public Comment is the opportunity for the public to make a comment/statement to the board members. Please raise your hand to be recognized by the Chairperson. When it is your turn to speak, please begin with stating your name and then your comment(s). We ask each person speak only one time so others will have time to speak as well. If you have questions about the process or need general information, please contact the trustee who is the liaison for this board to the Silver Creek Township Board.
  - b. \*Correction