



**Cedar Springs Zoning Board of Appeals  
Meeting**

**Annual Reorganization Meeting**

**MINUTES**

**Monday, December 16, 2019**

**5:00 p.m.**

**Cedar Springs City Hall  
66 S. Main St.  
Cedar Springs, Michigan**

1. The Clerk called the Meeting to Order at 5:02 p.m. The Pledge of Allegiance was recited.

The Clerk opened the floor to nominations for the office of Chairperson.

**Powell** seconded by **Nead** to nominate Owens for Chairperson.

**Roll Call Vote      4-0      Motion Carried.**

The Clerk issued the Oath of Office to Chairperson Owens.

The Meeting was turned over to Chairperson Owens.

Chairperson opened the floor for nominations for the office of Vice-Chairperson.

**Owens** seconded by **Schmitz** to nominate **Powell** for Vice-Chairperson.

**Roll Call Vote      4-0      Motion Carried.**

The Clerk issued the Oath of Office to Vice-Chairperson Powell.

Chairperson opened the floor for nominations for the office of Secretary.

**Schmitz** seconded by **Powell** to nominate **Nead** for Secretary.

**Roll Call Vote      4-0      Motion Carried.**

The Clerk issues the Oath of Office to Secretary Nead.

- |                      |                        |                |
|----------------------|------------------------|----------------|
| 2. <u>ROLL CALL:</u> | Mrs. Pat Capek         | <u>Excused</u> |
|                      | Mr. Steven Schmitz     | <u>Present</u> |
|                      | Mrs. Linda Nead        | <u>Present</u> |
|                      | Mrs. Rose Ellen Powell | <u>Present</u> |
|                      | Mr. Craig Owens        | <u>Present</u> |

3. Motion to approve the agenda.

Motion by **Schmitz** seconded by **Powell** to approve the agenda as presented.

**Voice Vote** **4-0** **Motion Carried.**

4. Motion to approve the minutes of the December 28, 2017 meeting.

Motion by **Owens** seconded by **Powell** to approve the minutes of the December 28, 2017 with one correction to change brooks to Brooks.

**Voice Vote** **4-0** **Motion Carried.**

5. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

None.

6. PUBLIC HEARING.

- A. 54 N Park Cedar Springs, MI 49319
  - a. Public Notice
  - b. Applicant Letter
  - c. 300 Ft Letter
  - d. 300 Ft Addresses

Motion by **Owens** seconded by **Powell** to open the public hearing for 54 N. Park Cedar Springs, MI 49319 at 5:10 p.m.

**Voice Vote** **4-0** **Motion Carried.**

**Public Comment: None.**

Motion by **Owens** seconded by **Powell** to close the public hearing for 54 N. Park Cedar Springs, MI 49319 at 5:12 p.m.

**Voice Vote** **4-0** **Motion Carried.**

7. NEW BUISNESS

- A. Zoning Board of Appeals motion to approve, deny or table the request for 54 N. Park Street Cedar Springs, MI 49319.
  - a. Zoning Administrator opinion letter

- b. Application for Use Variance
- c. Zoning Administrator Response

**Amy Matteson** reviewed her application. She remarked that the historical use of the building will not change. She would be available to the seniors at a reduced rate and would be bringing some of her own clients with her. The building has housed massage therapist, ear doctors, lawyers, and realtors. **Womack** reported that Ms. Matteson has brought the request to the board on behalf of the President of The Senior Center. He stated that the proposed commercial use of the space located in the senior center is not permitted in the R-1 district. The proposed use is a low impact commercial use, but there needs to be a standard to what is and is not permitted and that it clearly stated in the table of uses. The only way this business would be permitted is if the it was only senior citizens using the service. **Owens** reported that with the information provided by the applicant he does not feel there was sufficient evidence to approve the variance. He offered to table the request of the applicant would like additional time to provide additional evidence to the board.

Motion by **Owens** seconded by **Powell** to table the request for 54 N. Park Cedar Springs, MI 49319.

**Voice Vote**

**4-0**

**Motion Carried.**

**REQUEST WAS ABANDONED**

8. ANY OTHER BUSINESS.

None.

9. ADJOURNMENT.

Motion by **Powel** seconded by **Schmitz** to adjourn the meeting at 5:32 p.m.

**Voice Vote**

**4-0**

**Motion Carried.**

---

Rebecca Johnson, City Clerk

---

Craig Owens, ZBA Chairperson