

**CALL TO ORDER**

The Meeting was held on Tuesday, June 24<sup>th</sup>, 2024 of the Benton Charter Township Zoning Board of Appeals was called to order at 5:32 pm.

Members Present: Chairperson Michael McCausland, Matt Davis and Arnold Leonard  
Members Absent: Larry Nielsen  
Staff Present: Loyall Bennett, Caleb O’Toole and Deeann Scalf  
Also present: Applicant, Doug Wileman, Architect, Michelle Rumsma, Contractor, Jon Thorburn

**SILENT INVOCATION:** None.

**APPROVAL OF MINUTES:** Davis motioned and support of approval by Leonard.

**AGENDA AMENDMENTS:** None.

**MOTION TO OPEN A PUBLIC HEARING:**

**NEW BUSINESS:**

**Applicant Doug Wileman, Homeowner at 342 Morning Walk Path Benton Harbor, MI 49022 is seeking a variance for 35 SF into the rear yard setback for a New Addition. The request is to add a 422 SF Addition on the rear yard of the property. (Property ID# 11-03-3070-0008-00-8) (PUBLIC HEARING).**

**APPLICANT COMMENTS:** Doug Wileman advised this is their second home, yet he is retiring and they will be going to move here for retirement. He has his Architect and Contractor here to explain things further.

**BUILDING DEPARTMENT COMMENTS:** Mr. Bennett mentioned Mr. Wileman is asking for a rear yard variance for the setback on the corner. The Board previously granted another one in same subdivision in 2019 which was a larger setback encroachment than the one tonight. The HOA and the Architect have already approved, once BCT gives our approval.

**AUDIENCE COMMENTS:** Architect, Michelle Rusma advised it is a 25’ setback when the Development was done and not a 30’ setback, and they are parallel to that back line. So, when they come out from the house, they do clip the corner of the addition. The rest of the addition falls well within the setbacks.

**BOARD MEMBER COMMENTS/CONCERNS:** Mr. Davis stated he significant impact, and sees no issues with approving this variance, and that there is significant land area behind this property, that is land and not houses, just a drainage ditch and the Golf Course. Mr. Davis motioned that we grant the Variance. Mr. Leonard supported. Motion passed.

**ADJOURNMENT:** Moved to adjourn Mr. Davis, supported by Mr. Leonard. Public Hearing is now adjourned at 5:37 p.m..

**ADJOURNMENT:** There being no further business before the ZBA, the Meeting was adjourned:  
*Minutes: Deeann Scalf the Secretary of the Zoning Board of Appeals.*

Loyall Bennett, Building Inspector