



TOWNSHIP OF THORNAPPLE
ZONING BOARD OF APPEALS

*Linda Gasper, Chairperson / Curt Campbell, Vice-Chairman and Secretary / Martin Wenger
Carol Balkon / Craig Stolsonburg*

REGULAR MEETING

January 26, 2026, 6:00 PM

Meeting held at Thornapple Township Hall, 200 E Main St., Middleville, MI 49333

1. CALL TO ORDER

The meeting was called to order by Chairperson Linda Gasper at 6:05 pm at the Township Hall.

Present: Linda Gasper, Curt Campbell, Carol Balkon

Absent: Craig Stolsonburg, Martin Wenger

Also Present: Phil Gensterblum, Zoning Administrator, John and Nichole Corner, Pam Blodgett

Ms. Gasper welcomed and introduced new member, Carol Balkon. Carol stated she has previous experience with zoning.

Mr. Campbell shared that he has been on the ZBA for about 10 years, and also serves as a Township Trustee.

2. APPROVAL OF PRINTED AGENDA:

Motion Stated:	Motion by Campbell to approve the printed agenda as presented.
Motion Supported:	Balkon
Motion Status	Approved by voice vote. 3 ayes and 0 nays.

3. APPROVAL OF MINUTES:

Motion Stated:	Motion by Campbell to approve the Minutes of the Nov. 27, 2023 ZBA Meeting with corrections to the formatting for public consumption.
Motion Supported:	Balkon
Motion Status	Approved by voice vote. 3 ayes and 0 nays.

4. Officer Elections

1. Chairperson Linda Gasper
2. Vice-chairperson Curt Campbell
3. Secretary Curt Campbell

Motion Stated:	Motion by Campbell to approve the officer slate as presented.
Motion Supported:	Balkon



Motion Status	Approved by voice vote. 3 ayes and 0 nays.
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5. PUBLIC COMMENT (matters not on the agenda): None

6. NEW BUSINESS

- a. None

7. PUBLIC HEARING

- a. **ZBA File 118** (7725 Noffke Dr) Parcel ID# 08-14-050-047-00 - owners John & Nichole Corner. Staff Introduction - Phil Gensterblum, Zoning Administrator
Mr. Gensterblum explained the necessity for a ZBA Hearing for this request. He also notes that this would not be the only house in the area to extend into the setbacks.

John Corner is present and is representing himself and his wife as the applicant. Due to plat maps not being accurate and according to the survey he submitted, he believes that there is an additional 9 ft of space from the road. The Corners are asking for two more feet for their project.

PUBLIC HEARING Open at 6:18 pm

Public Comments:

Pam Blodgett - 7737 N. Noffke Dr, neighbor to the north of the Corners. She does not have any issues with them extending.

Darby Hite, also of Noffke Dr., is present to voice his approval for ZBA File 117 and was not aware that it will not be addressed tonight. The Public Hearing for ZBA File 117 will be held at the February 23, 2026, ZBA Meeting.

PUBLIC HEARING Closed at 6:20 pm

ZBA Deliberation & Decision:

Ms. Gasper notes that this is a non-conforming lot. The Applicable Section 6.5 (b)(1) states a required minimum setback of 35 ft.

A letter of support for this Variance for the Corners was submitted to the ZBA from Mr. Scott DeVries, an adjacent property owner (7715 Noffke Dr). This letter was received by ZBA members at the beginning of this meeting.

Standards:

1. Is this property subject to extraordinary circumstances or conditions that do not apply generally to other properties in the same zoning district?
Discussion: Mr. Campbell notes that exceptional shallowness of the lot forced the house closer to the road.
In response to Q. 1, three ZBA members answered: Yes (unanimous)
2. Is the condition or situation of the specific piece of property for which the variance is sought not of a general or recurrent nature?
In response to Q. 2, three ZBA members answered: Yes. (unanimous)



3. Is a variance necessary for the preservation and enjoyment of a substantial property right, similar to the property rights possessed by other properties in the same zoning district and vicinity?
 Discussion: Mr. Campbell notes that there are other properties in this same zoning district that were approved. Ms. Gasper points out the uniqueness of the non-conforming laws. In response to Q. 3, three ZBA members answered: Yes (unanimous)
4. Will a variance not be significantly detrimental to adjacent properties and the surrounding neighborhood?
 Discussion: It is noted that two immediate neighbors have given their support. In response to Q. 4, three ZBA members answered: Yes (unanimous)
5. Will a variance not impair the intent and purpose of the Zoning Ordinance requirement that is the subject of the variance request?
 Discussion: Ms. Gasper notes again the uniqueness of the non-conforming lots. In response to Q. 5, three ZBA members answered: Yes (unanimous)
6. Is the practical difficulty such that it was not self-created by any action by the applicant or their predecessors-in-title?
 Discussion: Mr. Campbell notes that the house was built long before the current owner, and decisions regarding placement were made long before this and before the current zoning ordinance went into effect. In response to Q. 6, three ZBA members state: Yes (unanimous)
7. Will the requirement of the Zoning Ordinance at issue involve practical difficulty for the applicant or the property involved?
 Discussion: The practical difficulty is that they wouldn't be able to improve their home like others in the neighborhood. In response to Q. 7, three ZBA Members state: Yes (unanimous)

Motion Stated:	Motion by Balkon to approve ZBA File 118.
Motion Supported:	Campbell
Motion Status	Approved by roll call vote: 3 ayes, 0 nays.

Roll Call:	Balkon	Yes	Gasper	Yes	Campbell	Yes
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8. ZBA MEMBER COMMENTS: None

9. ADJOURNMENT:

TIME: 6:37 P.M.

Motion Stated:	Motion by Campbell to adjourn at 6:37 P.M.
Motion Supported:	Balkon
Motion Status	Approved by voice vote: 3 ayes, 0 nays.



Respectfully submitted,
Diane Dykgraaf, Recording Secretary

Curt Campbell

Kathy Medenblik, Township Clerk

Approved