



**THORNAPPLE TOWNSHIP
ZONING BOARD OF APPEALS
Meeting Agenda
Monday January 26, 2026
6:00 P.M.**

**Thornapple Township Hall
200 E. Main St., Middleville, MI 49333**

- 1. Call to Order (6:00 P.M.)**
- 2. Approval of Agenda: [changes/approval]**
- 3. Approval of Minutes of August 17, 2023**
- 4. Public Comments (*matters not on the agenda*)**
- 5. New Business**
 - a. Appointment of Officers for 2026
- 6. Public Hearing:**
 - a. ZBA File 118 – John & Nichole Corner
 - i. Staff Introduction – Gensterblum, Zoning Administrator
 - ii. Applicant presentation – Nathan Shipp for the Corners
 - iii. Open Public Hearing – public comments
 - iv. ZBA Deliberation & Decision
- 7. ZBA Member Comments**
- 8. Adjournment**

**THORNAPPLE TOWNSHIP
ZONING BOARD of APPEALS**

Regular Meeting, November 27, 2023, 6:00 P.M.

- 1) Call to Order
 - A. The meeting was called to order by Chairman Verhey at 6:00 p.m. at the Thornapple Township Hall, 200 East Main St., Middleville, MI 49333
 - B. Present: Tim Verhey, Linda Gasper, Curt Campbell, Martin Wenger, Craig Stolsonburg. Also present: Phil Gensterblum, Ed Cisler, and Sandy Rairigh.
- 2) Approval of Agenda:
 - A. **MOTION** by Verhey, **SUPPORT** by Gasper to approve the agenda as amended correct the date of the last meeting to August 17, 2022, and to amend "New Business" to remove "(matters not on the agenda)"; and to add "Election of Officers" **MOTION CARRIED** with 5 yes voice votes.
- 3) Approval of Minutes: **MOTION** by Stolsonburg, **SUPPORT** by Gasper to approve the August 17, 2022, Minutes. **MOTION CARRIED** with 5 yes voice votes.
- 4) Public Comments: None
- 5) New Business:
 - A. Officer Elections: Chairman Verhey explained that it was time again to elect officers and asked if anyone of the board was interested in making any changes. **MOTION** by Stolsonburg, **SUPPORT** by Wenger to re-elect the current slate of officers. **MOTION CARRIED** with 5 yes votes by roll call.

- i. Chairperson – Tim Verhey
- ii. Vice-chairperson – Linda Gasper
- iii. Secretary – Curt Campbell

ROLL CALL VOTE:		
	Verhey	yes
	Gasper	yes
	Campbell	yes
	Wenger	yes
	Stolsonburg	yes

- 6) Public Hearing for ZBA File 116-Edward and Janice Arizola
 - a. Discussion on the motion to allow Edward Cisler and Janice Arizola to construct an attached garage outside the ordinance regarding setback.
 - 1) Introduction by Phil Gensterblum. Phil explained and reviewed the request.
 - 2) Edward Cisler explained in detail his plan to construct an attached garage. The home lacks storage space. The addition of an attached garage would provide additional storage space which is currently his finished basement.

MOTION by Gasper, **SUPPORT** by Stolsonburg to approve the ZBA File 116 requested from Edward Cisler and Janice Arizola based upon discussion and answers of “yes” to all questions reflected above. **MOTION CARRIED** with 5 yes votes by roll call.

ROLL CALL VOTE:	Stolsonburg, Craig	Yes
	Verhey, Tim	Yes
	Gasper, Linda	Yes
	Campbell, Curt	Yes
	Wenger, Marty	Yes

- 7) ZBA Member Comments-VerHey asked when the Christmas Party is scheduled. Stolsonburg offered raffle tickets for sale at \$5 each for a chance to win a full cord of firewood, stacked and delivered for the benefit of the Thornapple Kellogg Wrestling Program. Campbell thanked Cindy Ordway, Township Clerk for her willingness to take minutes for this meeting. Campbell also said that since he is the Secretary of the Zoning Board of Appeal and minutes are his responsibility, he is thankful for the help.
- 8) Adjournment: **MOTION** by Gasper, **SUPPORT** by Wenger to adjourn the meeting at 6:39 p.m.

Curt Campbell

Kathy Medenblik, Clerk

Approved



APPLICATION FOR ZONING COMPLIANCE PERMIT

Thornapple Township, 200 E. Main St., Middleville, MI 49333
Phone: 269-795-7202 Fax: 269-795-8812
Email: zoning-administrator@thornapple-twp.org

PERMIT #: 2025-72

DATE: _____

FEE: \$40

IMPORTANT: This is NOT a BUILDING PERMIT.

Projects requiring a building permit must contact PCI for your building permit application, 269-948-4088.

PROPERTY OWNER INFORMATION

PARCEL #: 08-14- _____ - _____ - _____

Owner: John & Nikki Corners Cell: 616-581-4119
Email: jcorners@charter.net
Address: 7725 N Nosske Dr. Caledonia MI, 49316
Contractor Name: Shipp Home Builders LLC Cell: 616-886-7361
Contractor Email: shipphomebuilders@gmail.com

PURPOSE OF APPLICATION

PURPOSE (Check One)

New Construction Remodel Demolition Deck Pool Other

OCCUPANCY

New Dwelling Addition to dwelling Residential Accessory Building -detached
 Agricultural Building (Affidavit of Exclusive Agricultural Use Required)
 Garage attached to home Fence Other _____

CONSTRUCTION STYLE Traditional Frame Pole Modular

SIZE OF BUILDING Width 34' Depth 50'

DWELLING (state floor area in sq. ft): 1st Floor: 705 2nd Floor: 705

STYLE OF BUILDING 1 Story 2 Story Multi-Level

BASEMENT Conventional Walk-out Slab

ROOF TYPE gambrel gable mansard hip shed A-Frame flat

BUILDING HEIGHT 21 feet

PROPERTY AND BUILDING SITE INFORMATION

Building Site Address: _____ Overlay District: _____

Current Zoning _____ Lot Area _____ Wetlands Present? yes no

Proposed Setbacks Front _____ Rear _____ Side 1 _____ Side 2 _____

Required Setbacks Front _____ Rear _____ Side 1 _____ Side 2 _____

APPLICATION FOR ZONING COMPLIANCE PERMIT MUST INCLUDE:

- o Scaled drawing or survey of property and proposed improvement *
- o Set of building plans (electronic version preferred - pdf)
- o Well/Septic permits or location approval (Barry/Eaton County Health Department, 945-9516)
- o Driveway Permit (if required) (Barry County Road Commission, 945-3449)
- o Address or Address Assignment if vacant land (Barry County Planning Office, 945-1290)
- o Erosion Control Permit if more than one(1) acre of surface disturbed or within 500' of a lake or stream (Barry County Planning Office, 945-1290)

* Please attach a scaled drawing or survey showing the following: dimensions of property; all roads; adjacent to property; indicate private or public; existing easements; lakes and streams; all structures; existing or proposed septic tank and field; existing or proposed well, distance from buildings to property line; dimensions of proposed building Applicant assumes responsibility for all measurements in regards to setbacks. Township inspection is based solely on information supplied by applicant.

PROOF OF OWNERSHIP

Deed Assessment/Tax Records Other ()

Applicant Signature: [Signature] (owner) (agent)

I hereby certify all information and data attached to and made part of this application are true and accurate to the best of my knowledge and belief. I understand that there may be deed restrictions on this land and it is my obligation to determine what they are. I give permission for the Township staff to conduct a site inspection to verify improvements on site plan.

ZONING PERMIT # 2025 - 72

- o Approved
- Approved with Condition(s) as follows:
PROPOSED NEW ENTRYWAY DOES NOT MEET ZONING STANDARDS.
REMAINDER OF PROJECT IS APPROVED
- o Denied due to _____

This is NOT a BUILDING PERMIT. Projects requiring a building permit must contact PCI for your building permit application, 269-948-4088.

This permit is good for a period of 365 days. If construction is not started during this period, permit is void and a new application is required.

Zoning Administrator: [Signature]
signature

Date of Approval 12/17/2025

Fee Payment Type: Cash Check Credit Card 12/17/2025
Receipt # 26143
PER DENISE



APPLICATION FOR DIMENSIONAL VARIANCE

Thornapple Township, 200 E. Main St., Middleville, MI 49333
Phone: 269-795-7202 Fax: 269-795-8812
Email: zoning-administrator@thornapple-twp.org

Variance # 118
Hearing Date: 1/26/2016
Fee: \$300

PROPERTY INFORMATION

Property Address: 7725 Noffke Drive
Parcel ID Number: 14-050-047-00 Zoning District _____ Wetlands Present? Y or NO
Parcel Size Frontage: _____ feet Depth: _____ feet Area: 403 Acre [Acres or square feet]
Legal Description of Property (attach if necessary): Thornapple Township Plot 57, Noffke's Lake Shore Plat

APPLICANT INFORMATION

1. Applicant

Identify the person or entity requesting this variance:

Name: John & Nichole Corner Cell Phone 616-581-4119
Organization: _____ Telephone _____
Mailing Address: 7725 Noffke Drive Fax _____
City Caledonia State MI Zip 49316 E-Mail jcorner@charter.net

2. Applicant Interest

The applicant must have a legal interest in the subject property, please check one below:

Property Owner Purchase by Land Contract Option to Purchase Purchase Agreement Lessee over 1 year

3. Property Owner Check here if applicant is also property owner

Identify person or entity that owns the subject property:

Name: John & Nichole Corner Cell Phone 616-581-4119
Organization: _____ Telephone _____
Mailing Address: 7725 Noffke Drive Fax _____
City Caledonia State MI Zip 49316 E-Mail jcorner@charter.net

DESCRIPTION OF VARIANCE REQUEST

1. Current Zoning District: _____
2. Section of Zoning Ordinance from which relief is being requested: _____
3. Check one or more:
 Front yard setback Side Yard setback

APPLICATION FOR DIMENSIONAL VARIANCE – Continued pg.2

Nathan Shipp 

Applicant Signature

12/23/25

Date

Applicant Signature

Date

If the Applicant is not the property owner, the property owner must sign below:

- Is/are aware of the content of this appeal, and
- Authorizes the applicant to submit this Appeal, and to represent him/her with the Township Zoning Board of Appeals, and
- Grants Township staff and members of the Zoning Board of Appeals the right to access the subject property for the sole purpose of evaluating this Appeal.



Property Owner Signature

12/24/2025

Date



Property Owner Signature

12-24-25

Date

OFFICE USE ONLY:

Appeal Fee \$ _____ Fee Paid by ___ Cash ___ Check Receipt # _____

Received by: _____ Date _____

To Whom It May Concern,

I am writing to formally request a dimensional variance on behalf of the property owners, John and Nikki Corner, for the residence located at **7725 N. Noffke Drive**.

The proposed project consists of a **6-foot by 9-foot front entryway addition** to an existing tri-level home. The addition will function as an enclosed entry vestibule, providing improved weather protection and a more defined transition into the main living level of the residence. The design and construction will be consistent with the existing structure, including matching roof pitch, exterior materials, trim details, and architectural finishes. The addition will be constructed on a new permanent foundation designed to meet all applicable building code and frost-depth requirements. The new entry will include an exterior front door and may incorporate sidelights or windows to allow for natural light. All work will comply with applicable zoning, structural, and building regulations.

This variance request is necessitated by **legal nonconforming lot conditions** that were established after the original home was constructed. Subsequent zoning changes and roadway placement have imposed setback requirements that restrict reasonable improvements to the existing structure. As shown on the attached survey, neighboring properties to the north, south, and throughout the immediate area exhibit a wide range of front-yard setbacks, with many existing homes located closer to the roadway than the subject property.

The proposed addition will replace and improve the existing front concrete slab by incorporating a code-compliant foundation, enhancing both safety and durability. Due to the preexisting lot dimensions, shape, and the placement of the roadway, strict adherence to the current zoning regulations presents an unnecessary hardship to the homeowners. Granting the requested variance will allow for a modest and reasonable improvement without altering the essential character of the neighborhood.

The property is currently set back approximately 60 feet from the asphalt edge on the south side and 58 feet on the north side, which provides adequate clearance to accommodate the proposed 6' x 9' bump-out. In addition, a review of the 2000 bank survey indicates that the roadway was realigned and constructed further east than the original property address location, increasing the distance between the road and the existing structure.

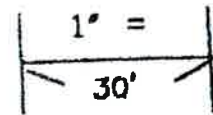
Approval of this variance will **not be detrimental to adjacent properties**, as the proposed addition remains consistent with the established development pattern in the area and will not impede neighboring structures or sightlines. The request represents the minimum relief necessary to allow the homeowners to make a functional and aesthetically consistent improvement to their residence.

Thank you for your time and consideration of this request.

The property currently sits 60' feet from the asphalt edge to the south and 58' on the North side. Allowing our bump of 6 x 9 feet plenty of room. It also appears the bank survey from 2000 shows that the new road was placed further east from the property address.

7725 Noffke Drive
 Caledonia, MI. 49316

SCALE



Description furnished by client:

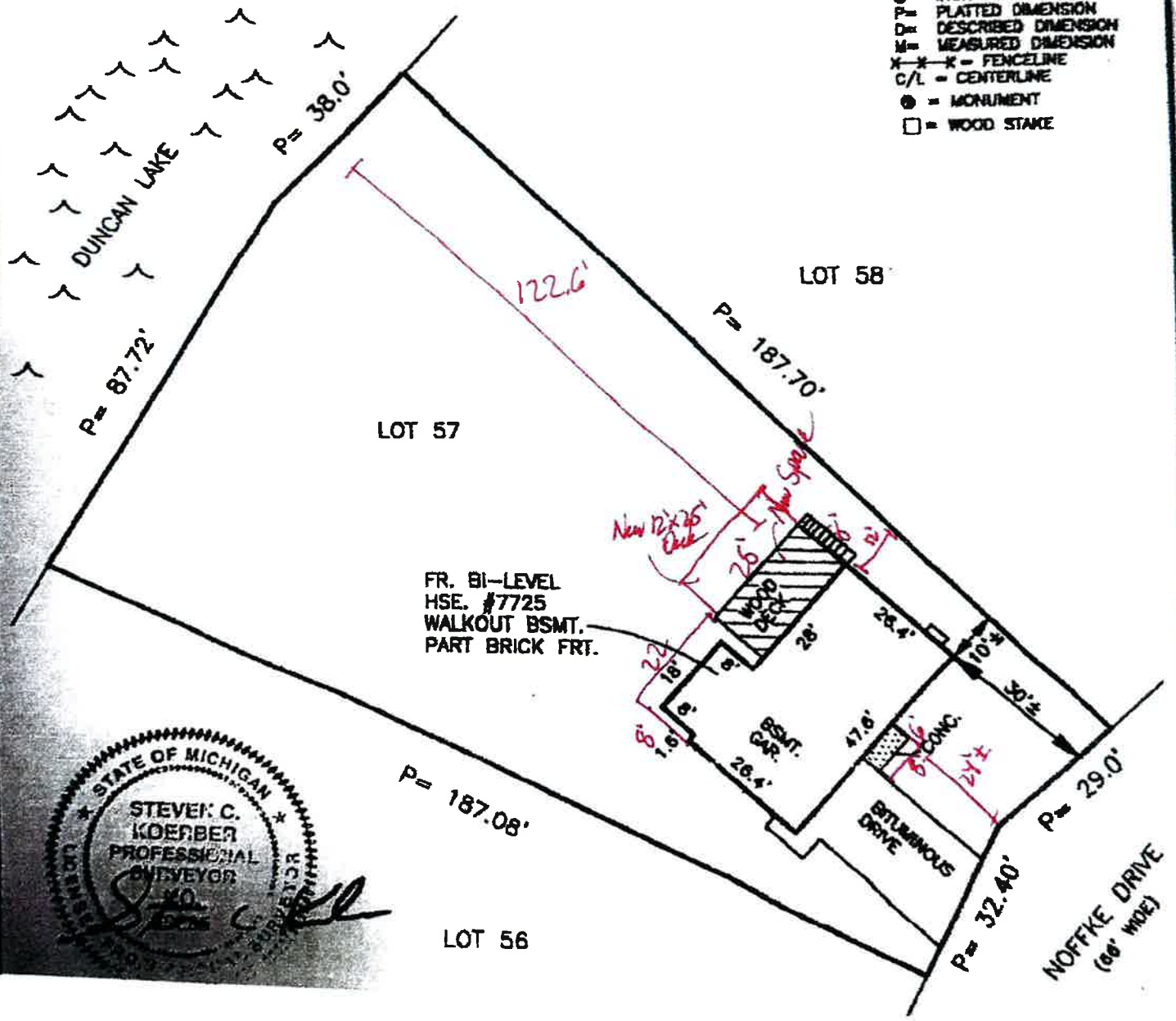
Lot 57 of Noffke's Lake Shore Plat, according to the recorded plat thereof as recorded in Liber 4 of Plats on Page 6. Thornapple Township, Barry County, Michigan.

** Dump Master Towards Lake*
** Dump Kitchen Towards Lake*
** New Front Entry*



LEGEND

- = IRON STAKE
- P = PLATTED DIMENSION
- D = DESCRIBED DIMENSION
- M = MEASURED DIMENSION
- X-X-X = FENCELINE
- C/L = CENTERLINE
- ⊙ = MONUMENT
- = WOOD STAKE







NOTICE OF PUBLIC HEARING
of
THORNAPPLE TOWNSHIP
ZONING BOARD OF APPEALS

will hold a Public Hearing on
January 26, 2026, at 6 p.m.

at
**Thornapple Township Hall,
200 Main Street, Middleville, MI 49333**

ZBA File #118

Thornapple Township has received a variance request from the Zoning Ordinance Section 6.5 (b) (1) pertaining to front setback protrusion in the Residential Estates (RE) Zoning District. The applicants, John & Nichole Corner, are seeking the variance to allow for their proposed new entryway to extend into the required front setback of 35 feet. The proposed entryway would add 2 feet to the current legal, non-conforming entryway. The location of this variance request is generally known as 7725 N. Noffke Dr., Middleville, Michigan / Parcel #08-14-050-047-00.

THE VARIANCE APPLICATION MAY BE INSPECTED AT THE TOWNSHIP HALL
Mon. – Thurs. 9am – 4pm

Written comments or questions regarding this application will be received until close of the public hearing and may be addressed to: Secretary, Thornapple Township Zoning Board of Appeals, P.O. Box 459, Middleville, MI 49333. 269-795-7202.

Americans with Disabilities Notice

The Township will provide necessary and reasonable services to individuals with disabilities at this public meeting upon 6 days' notice to the Township Clerk.

Kathy Medenblik, Thornapple Township Clerk



NOFFKE GUSTAVA TRUST
7783 NOFFKE RD
CALEDONIA, MI 49316

GALLOWAY LEONARD E TRUST
5630 108TH ST
CALEDONIA, MI 49316

GALLOWAY SPENCER & SONYA
5640 108TH ST
CALEDONIA, MI 49316

SOKOL KENNETH W & JOANNE M
7680 N NOFFKE DR
CALEDONIA, MI 49316

SEVALD MARK D & DIANE A
7755 N NOFFKE DR
CALEDONIA, MI 49316

STRATTON BRYAN
7807 N NOFFKE DR
CALEDONIA, MI 49316

BRINKS ANTON & DOROTHY FAMILY TRUST
7760 N NOFFKE DR
CALEDONIA, MI 49316

HULST WAYNE & SALLIE JO TRUSTEES
7783 N NOFFKE DR
CALEDONIA, MI 49316

HULST TODD W
7849 N NOFFKE DR
CALEDONIA, MI 49316

ONRUST LAND LLC ET AL
588 3 MILE RD NW STE 101
GRAND RAPIDS, MI 49544

STATE OF MICHIGAN DNR
PO BOX 30028
LANSING, MI 48909

DEYOUNG GEORGE
4547 S DIVISION
WYOMING, MI 49548

DAHLKE LARRY E SR TRUSTEE
5320 108TH ST
CALEDONIA, MI 49316

WILKINSON SAMUEL F & MAGGIE J
7631 N NOFFKE DR
CALEDONIA, MI 49316

KOLTUNCHIK LINDA S & WARD PETE M
7661 N NOFFKE DR
CALEDONIA, MI 49316

NYENHUIS CHAD & KARIE
7683 N NOFFKE DR
CALEDONIA, MI 49316

WILTJER DAVID A & REBECCA L
7693 N NOFFKE DR
CALEDONIA, MI 49316

DEMORROW RICHARD D
7705 N NOFFKE DR
CALEDONIA, MI 49316

LANDMAN TODD DBA TLC LEASING
7591 N NOFFKE DR
CALEDONIA, MI 49316

CORNER JOHN & NICHOLE
7725 N NOFFKE DR
CALEDONIA, MI 49316

OTTO SHARON L TRUST
7737 N NOFFKE DR
CALEDONIA, MI 49316

SEVALD MARK D & DIANE A
7755 N NOFFKE DR
CALEDONIA, MI 49316

JOHNSON TIM
7771 N NOFFKE DR
CALEDONIA, MI 49316

STERKENBURG RANDALL L &
7775 N NOFFKE DR
CALEDONIA, MI 49316

STRATTON BRYAN D & AMANDA
7807 N NOFFKE DR
CALEDONIA, MI 49316

HULST WAYNE & SALLIE JO &
7783 N NOFFKE DR
CALEDONIA, MI 49316

500' A 7725 N. Noffke