

**GRAND RAPIDS TOWNSHIP  
ZONING BOARD OF APPEALS  
April 10, 2018**

A regular meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 pm. The following members of the Board of Appeals were present: Chair Greg Timmer, Vice Chair George Orphan, Secretary Jim Kubicek, Members Lee VanPopering and Doug Kochneff, and Alternates Lindsey Koorndyk-Thiel and Martin Andre. Also present were Township Attorney Jim Scales and Planning Assistant Kara Hammond.

**1. Approval of the November 14, 2017 minutes.**

**Lee VanPopering**, seconded by **George Orphan**, moved to approve the minutes as presented, with no changes.

**Motion approved unanimously, 5-0.**

**2. #2018-01 - Wade Taatjes - 3821 & 3829 Kate Ave SE - The applicant is requesting a variance from the 35 foot front yard setback requirement in order to build a single-family residential house.**

Dave Hanko, with Feenstra & Associates (representing the applicant), gave a brief description of the request;

- owner owns 3.5 of the small lots
- would like to build a home, but will need a variance for the front yard
- other homes on the street have extremely small front yards, does not feel it will be detrimental to the surrounding area

Attorney Jim Scales gave the legal review.

**Doug Kochneff**, seconded by **Jim Kubicek**, moved to open the Public Hearing at 7:05 pm.

**Motion approved unanimously, 5-0.**

Kurt Dietsch, 3822 Kate Ave SE;

- does not feel that basing the request on the existing homes is valid
- concerned that the garage is so close to the street that there will not be enough room for a vehicle to exit the narrow street

**Lee VanPopering**, seconded by **George Orphan**, moved to close the Public Hearing at 7:07 pm.

**Motion approved unanimously, 5-0.**

Jim Kubicek asked if there is any chance the width of the roadway will be widened (in the future). George Orphan stated it is platted so it will stay the way it is. Lee VanPopering stated his main concern is the fact that only one (larger sized) vehicle will be able to park in the driveway. Martin Andre asked the applicant the reasoning for the proposed location of the garage. Dave Hanko said he is not sure what the reasoning for the floor plan is but he does not see why they could not move the garage back on the site an additional 3 ft.

**Lee VanPopering**, seconded by **George Orphan**, moved to approve the variance request as stated in the Resolution provided by the Township Attorney, with the following conditions;

- front yard: 20 ft. – road to garage
- front yard: 21 ft. – porch to road
- rear yard: 35.6 ft. (to back corner)

**Motion approved unanimously, 5-0.**

**3. #2018-02 - Steve Millman - 660 Cascade W Pkwy SE - The applicant is requesting a variance from the 50 foot rear yard setback requirement in order to fully utilize the site by constructing a second building.**

Steve Millman gave a brief overview of the request;

- two story but one level, 6500 sq. ft. building with parking underneath
- allow for covered parking, but will look like a two story building from the road
- abundance of parking, sufficient parking for both buildings
- existing building is occupied to its capacity
- impact will be very low, will add tax dollars and job opportunity

Lee VanPopering asked if the applicant had to put the parking under the building in order to ask for the variance. Steve Millman replied yes, because of the parking and if they added just a building they would sacrifice parking.

Attorney Jim Scales gave the legal review.

Steve Millman said if they try and moved the building they would run in to multiple parking issues, and stated that if the Fire Chief is requiring the building be sprinkled, that will not be a problem.

George Orphan said he feels that the proposed building will impede on the view of the south (medical) building.

**Lee VanPopering**, seconded by **Doug Kochneff**, moved to approve the drafted resolution provided by the Township Attorney approving the rear yard setback variance request with the condition on the building being fully sprinkled unless waived by the Fire Chief and/or Site Plan Review Committee.

**Motion approved, 4-1.**

The meeting was adjourned at 7:45 pm.

Respectfully Submitted,  
Jim Kubicek