

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
OCTOBER 14, 2003**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:30 p.m. with the following present: Lee VanPopering, George J. Orphan, David A. VanDyke, alternate Jim Kubicek and alternate John Timmer.

1. Approval of the August 12, 2003 minutes.

Lee VanPopering, seconded by David VanDyke, moved to approve the minutes as presented. Motion passed.

2. Gary DeGraff, property owner of 421 Ashton Court SE.

Gary DeGraff spoke regarding his request for a variance to allow for the partially constructed house and attached garage to remain at 29.5 feet rather than the required 35 feet from the front property line. He stated that this was a human error and apologized. He brought with him a petition from all ten neighbors in that area stating that they are in support of the variance.

Public Comments:

Mark Magruson, 430 Ashton Court, spoke in support of the variance.

Arthur Brand, 437 Ashton Court, spoke in support of the variance.

Lee VanPopering, seconded by David VanDyke, moved to approve the variance. Motion passed unanimously.

3. Gary Postema of Karmar LLC, property owner of 4505 Cascade Road SE.

Jean Wodarek, Driesenga & Associates, Inc., spoke regarding a variance to allow for the construction of an office building to be 15 feet rather than the required 30 feet along the side yard. The request is being made in the C-2 Residential Suburban Office Zoning District.

Doug Kochneff, property owner of 4545 and 4541 Cascade Road, spoke in support of the project.

Jim Schumar, property owner of 4467 Cascade Road, spoke in opposition to the variance.

George Orphan read correspondence from two people, one in favor of the variance and one opposed to the variance.

The Board discussed items regarding: side yard set back; dimensions of the building; narrowing of the drive; and taking five feet off the building.

Lee VanPopering, seconded by John Timmer, moved to table until next meeting. Motion passed unanimously.

4. Ken Kuszpit, on behalf of Ronny Abbott of Abbott Hydraulics, property owner of 1670 Kreft Street NE.

Ken Kuszpit, on behalf of Ronny Abbott, spoke regarding the variance request. He requested the Zoning Board to table this request to speak with a neighbor who is in opposition.

The Board gave suggestions to what details to come back with at the next meeting.

Gerard Walsh, 3553 Brandau, spoke in opposition to the variance. He does not want this building to be ten feet off his property.

Lee VanPopering, seconded by John Timmer, moved to table until the next meeting. Motion passed unanimously.

5. Bulk Petroleum, property owner of 3428 Plainfield Avenue NE.

David VanDyke explained the history of this property. The Site Plan Review Committee approved the site plan but the gas pump canopy is seven feet from the property line instead of the approved ten feet. The request is to allow for the construction of a gas pump canopy to be seven feet from the front property line along Plainfield Avenue.

John Clark, H & H Management, asked how the canopy is going to look. He is concerned about a canopy blocking the view of other signs.

David VanDyke, seconded by Lee VanPopering, moved to approve the requested variance to allow a seven-foot setback on the gas pump canopy. Motion passed unanimously.

6. Other Business.

Sue Thomas asked the Board their opinion regarding the unusually shaped corner lot (Unit 7) in Aberdeen Valley Site Condominium. The builder is looking for direction on whether to move lot lines or to create a park to gain a side yard so as to enable the builder's standard home to fit on the lot. The consensus of the Board is to move the lot lines.

The meeting was adjourned at 8:54.

Respectfully Submitted,

David A. VanDyke