

**GRAND RAPIDS CHARTER TOWNSHIP  
BOARD OF ZONING APPEALS  
JULY 8, 2003**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:35 p.m. with the following present: Chairman Ronald J. Hall, Lee VanPopering, Beverly Wall, David A. VanDyke, and George Orphan.

1. Approval of the June 10, 2003 minutes.

Lee VanPopering, seconded by Beverly Wall, moved to approve the minutes as presented. Motion passed unanimously.

2. Michael and Kelli Hoogerland property owners of 3484 Mason Lake Road NE.

Michael Hoogerland spoke requesting a variance to allow for the construction of a 12 feet deep by 16 feet wide attached enclosed three season porch to be located in rear yard of existing home located in the R-1 zoning district. The porch is to be seven feet from the rear property line.

There were no public comments.

The Board discussed the existing tree buffer; location of the porch in regard to the house; the layout of the interior of the home; the roofline; and the four criteria for variance approval.

David VanDyke, seconded by Lee VanPopering, moved to approve with the following condition: the deck must be built to allow a seven foot side yard. Motion passed unanimously.

3. Forest Hills Foods 4668 Cascade Road NE.

Jean Wodarek, Driesinga & Associates, spoke requesting a variance from the Zoning Ordinance to allow the construction to allow the construction of a new gas station facility in roughly the same footprint and with the same setbacks as the current gas station facility. She reviewed the site plan and summarized such things as: drive access; parking spaces; handicap parking; added internal landscape islands; moved the pump location to help with traffic flow; grading of parking lot; reduced the building size; and storm water.

David VanDyke feels the plan is excellent and a great improvement for the area.

George Orphan asked about lighting.

There were no public comments.

Lee VanPopering feels the plan is a win-win situation.

Ron Hall asked questions regarding the new dimensions to the road curb line Beverly wall, seconded by Lee VanPopering, moved to approve the variance as presented. Motion passed unanimously.

The meeting was adjourned at 8:25.

Respectfully Submitted,

*David A. Van Dyke*

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