

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
SEPTEMBER 10, 2002**

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: Chairman Ronald J. Hall, Lee Van Popering, Beverly Wall, George J. Orphan and David A. Van Dyke. Also present was Sue Thomas, Township Planner.

1. Approval of the July 9, 2002 minutes.

Lee VanPopering, seconded by Beverly Wall, moved to approve the July 9, 2002 minutes as presented. Motion passed unanimously.

2. Universal Forest Products, Inc. for 3095 3 Mile Road NE.

Ken Savage, representing Universal Forest Products, Inc., is requesting to modify previously approved variances (1994 & 2002) to allow for the construction of a maintenance building with offices and a testing lab in the R-1 zoning district. The previously approved variance allowed for a 4,800 square foot building and the requested modification is for a 5,242 square foot building. The addition would be moving to the center of property, into the parking lot, not encroaching on any of the property lines.

Sue Thomas addressed a letter from Marilyn Finney Thompson on behalf of her father James Finney who lives at 2910 Bird Ave. NE.

Mr. Savage stated that he would provide a survey for Mr. Finney and would make sure the rear berm along their mutual property line is located on Universal Forest Product's property.

Public Comments:

Marilyn Finney Thompson asked about what would be stored in the building and about fire truck access. She is concerned with adequate fire protection as her father has 2,000 pine trees on his property adjacent to the proposed building.

Mr. Savage stated that the uses for the building would be the same as those proposed in January of 2002 and the building would not have sprinklers but there would be fire access around the building.

Public comments were closed.

Mr. Ronald Hall excused himself from the meeting due to an emergency. Mr. George Orphan took over as chairman.

Mr. Savage stated that the previous approval was contingent on a landscape plan being approved and he would not mind Mr. Finney having a part of the landscape plan development.

The members noted that the proposed building size is slightly larger than 50 percent of the existing building. Lee VanPopering, seconded by David VanDyke, moved to approve the request with the following conditions:

1. With Mr. Finney's input, the existing rear berm shall be cleaned up or removed.
2. A survey of the property shall be submitted to the Township.
3. All previous conditions contained in the August 10, 1994 and January 8, 2002 variances are in full force and effect.

Motion passed unanimously.

3. Pulte Homes, property owner of 155 Calais Court SE.

Jason Black, representing Pulte Homes, is requesting a variance from the Zoning Ordinance to allow for the construction of a rear deck on a home to be 24 feet from the rear property line instead of the required 25 feet. The request is being made in the R-1, Single Family Residential and Agricultural zoning district at 155 Calais Court SE within development known as The Vineyards.

There were no public comments.

Sue Thomas mentioned that the proposed deck lies within a 30-foot wide Kent County Drain Commission drainage easement. Jason Black pointed out that the home is located at the highest point in the development and therefore this is the upstream point for storm water.

Lee VanPopering, seconded by David VanDyke, moved to approve contingent with the appropriate approval from the Kent County Drain Commission. Motion passed unanimously.

The meeting was adjourned at 8:07.

Respectfully Submitted,

David A. Van Dyke