

**GRAND RAPIDS CHARTER TOWNSHIP  
BOARD OF ZONING APPEALS  
MARCH 11, 2008**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. with the following present: Chair Ronald Hall, Vice-Chair George Orphan, Secretary David VanDyke, Lee VanPopering, and Jim Kubicek. Also present was Township Planning Director Richard Sprague Jr. and Planning/Zoning Clerical Assistant Robin Rothley.

**1. Approval of the November 13, 2007 minutes.**

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

**2. Election of Officers.**

Lee VanPopering, seconded by David VanDyke, moved to elect the officers as follows:

- Chair - Ronald Hall
- Vice-Chair - George Orphan
- Secretary - David VanDyke

Motion passed unanimously.

**3. #2008-01 – Lou and Mary Beth Roossein – 3218 Reeds Lake Blvd.**

Lou Roossein explained that he and his wife would like to split their lot which the previous owner had combined. Section 4.4 of the Grand Rapids Township Zoning Ordinance addresses infill development within existing platted subdivisions which has caused them to request a variance for this land division.

Mr. Roossein showed two aerial maps of his neighborhood which shows the existing lot and the proposed lines for the split. They own vacant property in the City of East Grand Rapids which is contiguous with their home. This makes the actual land area much larger. The proposed vacant lot would be comparable in size to other parcels in the area. Their understanding of the infill ordinance is to prevent small lots from being developed. There are other lots in the area 40' – 60' wide and this lot would be at least 80' wide.

Ronald Hall asked if the Roossiens will sell the lot and Mr. Roossein said they do plan to sell.

The Board members discussed well and septic and the location of public water and sewer for possible extension to the lot. Jim Kubicek asked if the City of East Grand Rapids would be willing to extend water to the new lot and Rick Sprague said they would.

Lou Roossien said that the depth of the lot and square footage will be more than the required amount and his hope was that the two would balance out the lack of width.

Dave VanDyke asked the applicant if he had looked at all options to meet the required 100' width. Mr. Roossien said that in order to get 100' width he would have to move the driveway for his home. Grading issues would make it difficult to get to their garage if the driveway were changed.

Lou Roossien inquired if Section 4(3), existing lots, would apply since the lot had previously been two lots which would allow construction on a lot that meets 90% of the required width. Dave VanDyke explained that the lots had been combined therefore that section would not apply.

Township Planning Director Rick Sprague gave an overview of his staff report. Because a survey was not submitted he had to use what data he could find. He explained the purpose of the infill Ordinance which was adopted in 2004.

Calculations for infill must include frontage of lots on both sides of Reeds Lake Blvd. This would include John Bonnel Park which would drastically change the minimum requirements. The ordinance does not mention if parcels in adjoining municipalities, in this case East Grand Rapids, should be included. Calculations have been provided with several different scenarios for reference. The original plat was designed as a cottage area so the lots were smaller.

The Board members discussed lot size and width options. Lou Roossien said that he has recently acquired 20' from the lot to the north of his home which is located in East Grand Rapids. He presented a survey showing those lots. Dave VanDyke said the East Grand Rapids lot is buildable but the one located in Grand Rapids Township would not be because the drive for the East Grand Rapids lot would go across it. George Orphan said that the East Grand Rapids lot will have public water and sewer. Lou Roossein said that when they purchased the home they put in a new well; extending city water would be costly.

Jim Kubicek proposed the lot is big enough to build on. Lee VanPoppering said that a variance is needed for approximately 740 square feet. Dave VanDyke said that the variance is for infill requirements; which would be for width and square footage.

Dave VanDyke said in order to grant a variance the applicant must meet the practical difficulty requirement. He asked if there were any way to meet the 100' width, Lou Roossein said that the setback at the building envelope would be to the middle of his driveway and moving the driveway would be difficult because of the angle of the garage. Rick Sprague said there are also grading issues that would interfere with moving the driveway.

Ron Hall opened the Public Hearing at 7:45 p.m. and as there was no one in the audience wishing to comment he closed the Public Hearing at the same time.

Rick Sprague displayed the property on REGIS and measured 100' from the south lot line; which would take it into the applicant's driveway. Ron Hall suggested the applicant include the driveway in the new lot and grant themselves an easement for the drive. Lou Roossein is also concerned that 100' width would bring the property line up to his pool.

The Board discussed the need for a survey. Lou Roossein said that the survey he submitted tonight is accurate. George Orphan said the proposal is too ambiguous and they need an accurate survey to show exactly what is proposed.

**Dave VanDyke**, seconded by **Lee VanPoppering**, moved to approve the variance request to allow the parcel split with the following conditions:

- Minimum width at setback will be 90'.
- Must meet the minimum 18,000 square feet of lot size in order to build. Public water or sewer must be extended unless an accurate survey is submitted which shows the lot would meet the R-1 zoning requirements for well and septic.

Dave VanDyke said the infill requirement should be waved because the park drastically changes the calculations.

George Orphan said this lot appears to be the smallest lot in the neighborhood. Lee VanPoppering said the lot to the south is the same width.

Motion passed unanimously.

**4. Update from Township Planning Director.**

Rick Sprague gave an update on the recent court case with George Krupp which ruled in the Township's favor.

At this time there are two items on the agenda for the April 8, 2008 meeting.

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,  
David VanDyke