

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
MARCH 14, 2006**

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: Chairman Ronald J. Hall, Vice-Chair George Orphan, Secretary David VanDyke, Lee VanPopering, and Beverly Wall. Also present was Township Planning and Zoning Administrator Rick Sprague.

1. Approval of the November 8, 2005 minutes.

Lee VanPopering, seconded by Beverly Wall, moved to approve the minutes with the following amendment: page 1, last paragraph, line 4, after the word only should add the words- no home business shall be located in the barn. Motion passed unanimously.

2. RJM Design (representing owners)- 3989, 4033, 4055 Cascade Road.

Mr. Hundley spoke regarding the request for a variance to be allowed an off-premise sign and for additional square footage of signage for each property.

There were no public comments regarding this issue.

Because of no clarification as to parcel #5 signage, Lee VanPopering, seconded by George Orphan, moved to table until the next meeting. Motion passed unanimously.

3. Reformed Bible College- 3333 East Beltline Avenue.

Paul Worden spoke regarding the request for a variance to allow additional square footage of signage for 3333 East Beltline Avenue. He explained that the sign from North bound traffic is very hard to see and has caused traffic problems. He would not like to take trees down and can't because they're in the right-of-way. The present sign is 32 square feet.

There were no public comments for this project.

Lee VanPopering, seconded by George Orphan, moved to approve the variance of 50 square feet with the recommendation that the street number be put on the sign but not be included in the square footage of the sign. Motion passed unanimously.

4. Sheila Petrovich- 3215 Hoag Avenue.

Sheila Petrovich, 7039 Goldenrod Drive, spoke regarding her request for a variance to allow a house to be built on an existing nonconforming private road without upgrading the road.

The Board asked question regarding the easement size, road width, setbacks, and cul-de-sac.

Public Comments:

Todd Terpstra, 3450 & 3460 Trail West Drive, had questions regarding a lot split.

Veronica Krussell, 3213 Hoag Avenue, would like to keep the road the way it is.

David Petrovich, 3217 Hoag Avenue, would like the Board to grant the variance.

Board Discussion:

George Orphan- feels the road should be brought into conformity.

Lee VanPopering- is not against the variance but would like to see the cul-de-sac paved.

David VanDyke- concerned about fire department being able to use the road the way it is.

Beverly Wall- asked about the road maintenance agreement for this road and discussed the four points of criteria for granting the variance.

Lee VanPopering, seconded by David VanDyke moved to approve the variance with the following conditions: 40 feet radius cul-de-sac needs to be paved; there is to be no parking allowed on the Private Road; and the Private Road needs to have a name change.

The motion failed.

5. Elect Officers.

Lee VanPopering, seconded by Beverly Wall, moved to approve the officers the same as they are now with Ronald Hall as Chair, George Orphan as Vice-Chair, and David VanDyke as Secretary. Motion passed unanimously.

The meeting was adjourned at 9:00.

Respectfully Submitted,