

**GRAND RAPIDS CHARTER TOWNSHIP  
BOARD OF ZONING APPEALS  
APRIL 14, 2009**

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 Treasurer Clerical Assistant Kara Ronda.

**1. Approval of the November 11, 2008 minutes.**

**Lee VanPopering**, seconded by **George Orphan**, moved to approve the minutes with no changes required.

**Motion passed unanimously.**

**2. #2009-01 – TVC Plainfield 4, LLC – 3544 and 3590 Plainfield Ave.**

John Verplank with URS Corporation, the applicant, is representing CVS. He stated this has been the third time they have brought this to the board. It is the same setback variance they are requesting, it is just a matter of waiting for a tenant's lease to expire.

David VanDyke noted there were no changes from the previous approvals, just a renewal of what was done before.

Ron Hall asked Planner, Rick Sprague, if he had any comments to make on this subject. Rick stated the request is the same as the other two times before; there has not been any increase or decrease in the setback at this time.

Ron Hall asked Rick Sprague to refresh him on the setback on Plainfield, if this is a two rear yard or single rear yard. Rick stated they have two front yards, a side and a rear yard. Ron Hall asked why there is no rear setback off the East side of Plainfield. Rick explained the East is a side yard, not a rear yard. Rick also noted there can not be two rear yards. They may have two front yards, but not two rear yards.

Ron Hall opened the Public Hearing at 7:04 p.m. As there was no one in the audience wishing to comment, the Public Hearing was closed at the same time.

Lee VanPopering stated the request was merely a renewal with no changes.

**Lee VanPopering**, seconded by **George Orphan**, moved to approve the variance to allow a drive through canopy to encroach within the rear yard setback.

**Motion passed unanimously.**

**3. Update from Township Planning Director.**

Planner Rick Sprague noted there are two public hearings on the agenda for May.

The meeting was adjourned at 7:08 p.m.

Respectfully Submitted,  
David VanDyke