

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
JUNE 14, 2005**

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, Lee VanPopering, George J. Orphan, and Beverly Wall. Absent was David VanDyke. Also present was Township Planning and Zoning Administrator Rick Sprague and Township Attorney Randy Kraker.

1. Approval of the May 10, 2005 minutes.

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

2. Doug Krenzer- representing Huntington Bank of 4609 Cascade Road.

Stephen Fry, president of Concept Design Group, is requesting a variance to allow for construction of a new bank in place of the current Forest Hills Restaurant. The lot has three front yard setbacks because it fronts on Cascade Road, Forest Hills Avenue, and Delray Avenue. In addition to building setbacks the applicant is requesting parking and maneuvering area setbacks.

The Board asked questions regarding a fourth lane for ATM usage.

There were no public comments.

Rick Sprague handed out correspondence from Marcel D.P. Burgler who spoke in support of the variance.

Lee VanPopering, seconded by George Orphan, moved to approve the request for the variances as requested with the exception that the front yard setback from Delray to be 40 feet instead of the 30 feet requested. Motion passed unanimously.

3. Michael Monica- representing United Bank of 900 East Paris Avenue.

Mike Monica, representing United Bank, spoke requesting a variance to allow the total square footage of signs to be greater than the allowed. The ground sign would not change. Currently the total signage is 348 square feet and the request is to reduce the wall signs and to add one wall sign bringing the request to 330 square feet.

There were no public comments.

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

4. George and Dawn Krupp- Owners of 100 Mercer Drive.

Marc Daneman, on behalf of George and Dawn Krupp, spoke regarding the request for a variance to allow for a lot split on an existing nonconforming private road without upgrading the road. The variances would include: a 30 foot wide easement requiring a 10 foot variance; road base does not currently meet minimum road standards requiring a variance; pavement is currently 18 feet wide requiring a 4 foot variance; there are currently no shoulders requiring 3 foot shoulder variance; there is no private road maintenance agreement requiring one; and there are currently no speed bumps requiring a variance allowing no speed bumps on this private road.

Dorothy Taggart, 80 Lakeside Drive SE, spoke to the history of the property.

Ray McCahill, 110 Mercer Drive, stated that several previous and present neighbors have had legal battles with Mr. Krupp. He spoke in opposition to the whole request. He stated he believes Mr. Krupp is legally bullying the neighbors.

Jim Doyle, 130 Mercer Drive, spoke in opposition to the request. He feels that building on this lot would be an extreme detriment to the surrounding properties. He stated that the applicant is trying to make the Board think that there are people in support and there are not. He also stated that he believed there are no utilities going to the proposed lot.

George Krupp, 100 Mercer Court, spoke defending himself.

Chris Krupp, 1441 Edgewood Avenue, spoke regarding utilities easements. He feels there is no reason for updating the road.

Mark Wassink, 62 Lakeside Drive, spoke regarding storm water draining properly. He is concerned with adding homes upstream on the same storm drain.

Mark Michos, 122 Mercer Drive, asked exactly what the argument is all about. He also stated that he does not want the road changed.

Randy Kraker wanted to reiterate what exactly is being requested at this time. The Variance request before the ZBA is for the Private Road, not a lot split.

Beverly Wall, seconded by Lee VanPopering, moved to close the public comments. Motion passed unanimously.

Lee VanPopering, seconded by Beverly Wall, moved to table the request to obtain the following information:

1. A letter from the Fire Chief regarding standards of the road.
2. Lots 57 and 59 corrected on all paperwork/documentation.
3. An effort made to obtain a maintenance agreement for the road.
4. An overlay of the original plotting with the current lots.
5. Documentation on tax information.

Motion passed unanimously.

5. James and Kelly Doyle- Owners of 132 Mercer Drive.

Jim Doyle spoke regarding a request for a variance to allow for an existing fence to remain that was found in violation.

George Krupp, 100 Mercer Court, spoke in opposition to the variance.

Ray McCahill, 110 Mercer Drive, spoke in support to the variance.

Randy Kraker spoke to the Board regarding private road ordinance and easements. He reviewed the ordinances regarding fences.

Public comments were closed.

Beverly Wall, seconded by Lee VanPopering, moved to approve the variance as requested. The Board feels the four points of criteria is being met. Motion passed unanimously.

The meeting was adjourned at 9:43

Respectfully Submitted,

David A. VanDyke