

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

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:02 p.m. with the following present: Chair Ronald Hall, Vice-Chair George Orphan, Secretary David VanDyke, and Lee VanPopering. Also present were Township Planning Director Richard Sprague Jr. and Treasurer Clerical Assistant Kara Ronda. Jim Kubicek was not present.

1. Approval of the June 9, 2009 minutes.

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

Motion passed unanimously.

2. #2009-03 – Westerhof CPA – 4234 Cascade Road (previously tabled)

George Orphan, seconded by **Lee VanPopering**, moved to bring the motion back to the table.

Motion approved unanimously.

Steve Witte, from Nederveld, representing the Westerhof's.

- Resubmitted plans, but Westerhof's would strongly prefer to have a separate building on the site, but are still open to have an addition if that is the route the Zoning Board chooses to go.
- Second option that was submitted shows the plans for the possible addition; the existing pavement to parking area has been removed and the proposed building addition has been slide to the south.
- Also requesting an additional sign if the separate building is approved.
- Building size has changed slightly from one revision to another; currently proposed is a 2400 sq ft separate building or a 2652 sq ft addition to the existing building.

George Orphan inquired if there was a basement proposed in either of these plans. Steve replied not that he was aware of.

Steve also wanted to clarify that the little rectangular piece in the northwest corner that was discussed previously is actually an easement shown by MDOT. (read an email from MDOT)

Dave VanDyke noted the increase in square footage by 672 ft, questioned the why the increase? Steve replied to make it more accessible, more feasible and offset the cost of the additional parking and pavement removal. Dave explained he was under the impression the building was not going to grow, looking for smaller rather than larger and the plans come back 30% larger. Steve stated again that they are open to a smaller addition if that is what the Zoning Board decides.

Rick Sprague talked about the breakdown of the progression of the plans and where we are now with this site plan. Noted all the setbacks and where they are now and with the detached/individual building, the front yard setback needed to be noted at 90 feet.

Ron Hall opened the Public Hearing at 7:14 p.m.

James Kuiper, 292 Kenmoor, explained the proposed addition is an improvement with the green spaces behind the building, but would like to know what the landscape plan entails.

Public Hearing was closed at 7:17 p.m.

George Orphan, seconded by **Lee VanPopering**, moved to deny the separate building proposal (option A).

Motion denied unanimously.

Option B now up for discussion, which is the attachment of 2652 sq ft addition to the current building/location.

Dave VanDyke noted some of his concerns; mainly the fact the new plan came back larger than first discussed. George Orphan also stated he was bothered by the size of the addition.

Lee VanPopering stated he is against it completely. Lee noted a property cannot have variances on top of variances, and that is what the applicant is asking.

Dave VanDyke, seconded by **George Orphan**, moved to approve the plan, Option B, with the proposed addition of **1,980** square feet with the dimensions 44.3 feet deep and 45 feet wide with the following variances;

Rear yard setback: from a required 75 ft to a minimum of 37.6 ft

Side yard setback: ok

Front yard setback: from a required 100 ft to a minimum of 91.6 ft

No additional sign is needed because it is an expansion of the existing building. The existing pavement in the rear will be removed and a landscape plan will be presented to the planner and also to site plan review for approval.

Motion passed.

Yes – George Orphan, Ron Hall, Dave VanDyke

No – Lee VanPopering

3. Update from Township Planning Director.

Planner Rick Sprague said there will be a meeting next month; Knapp Charter Academy is requesting a sign variance.

The meeting was adjourned at 7:34 p.m.

Respectfully Submitted,
David VanDyke