

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
AUGUST 9, 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, George J. Orphan, Lee VanPopering, David VanDyke, and Beverly Wall. Also present was Township Planning and Zoning Administrator Rick Sprague.

1. Approval of the June 13, 2006 minutes.

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

2. Valley City Sign (representing owners) - 4300 Cascade Road. – Tabled from June 13, 2006 meeting.

Lee VanPopering, seconded by Beverly Wall, moved to remove the request from the table. Motion passed unanimously.

Jim Childress, representing Metro Health Cascade, said that Metro Health has moved from their Cascade Township location to this larger building in order to meet the needs of their patients and have room for future expansion. He described the many services that will be provided which will bring in approximately 200 hundred patients per day.

Jim Childress said that they are asking for permission to place a sign on the face of the building to make their office more visible from the street.

Dr Edward agreed with the comments Mr. Childress gave. He told about comments patients have made regarding their inability to locate the building. The speed limit is 45 MPH so a larger sign would make it easier to be seen in time.

Scott Urbane, Valley City Sign, said that visibility is the biggest issue. He said that they are proposing a 38 square foot internally lit wall sign. They are not completely opposed to individual lettering on the building but that would require flood lighting which is much less attractive.

Ron Hall said that if a variance is granted it is attached to the property not the business that is requesting it.

Scott Urbane said that a 3' X 12' sign is the minimum that could be seen from the street. He said that Metro Health occupies 60% of the entire building. The face of the building is 2880 square feet and they are requesting to only use 2% of this space.

Ron Hall said that the existing monument sign is 24 square feet. which is the maximum allowed.

Tom Koster, property owner, said that there currently is no other tenant for the remaining space in the building. When an agreement is signed the wording will be such that the new tenant receives a percentage of the total allowed square footage of signage.

David VanDyke said that he has no problem with this request. He said that the building is in the C-2 zoning district and the existing ordinance doesn't always fit the needs of the services that come into the buildings.

Lee VanPopering said that his only concern is that future tenants will need more signage than will be designated for them.

George Orphan, seconded by Lee VanPopering, moved to approve the request for a 65 square foot wall sign with the existing 24 square foot ground sign. Motion passed unanimously.

3. Laura Paullin – owner of 3707 Duchess Ave. – Parcel # 41-14-35-307-013

Laura Paullin said that she was granted a variance for front and rear yard setbacks in 2004 and is requesting that the variance be reapproved since she was unable to begin work before the variance expired. The current plans are the same as the previous approval.

Laura Paullin said that the lots on the north and south sides of her property will not be impacted because she will be able to meet the side yard setback requirements. She is requesting a variance to allow a front yard setback of 15' and rear yard of 12'. These setbacks will make the home closer to compliance since they are larger setbacks than the existing house is which she plans to demolish.

The public hearing was opened at 7:30 p.m.

Nancy Schuert, 3675 Reeds Lake Blvd., said that she believes the applicant plans to sell the property once she receives a variance; there has been a for sale by owner sign in the yard. She is opposed to the request

Nancy Whitney, 3949 Reeds Lake Blvd., said that the new house will be built 7' from her property line which she feels is too close. She is opposed to the request.

Rick Sprague distributed a letter from James Townsend, 3568 Reeds Lake Blvd., who was unable to attend the ZBA meeting. Ron Hall read the letter and entered it into the minutes of the meeting. Mr. Townsend objects to the request.

The public hearing was closed at 7:35 p.m.

David VanDyke explained that the 7' setback on the north side of the property is allowed and is not an issue of this request.

Laura Paullin said that she has had the property for sale but now plans to build her home there and has taken the sign down.

Lee VanPopering said that the property would be closer to compliance with the requested setbacks.

David VanDyke said that the area already has precedence established. The lot sizes don't allow for homes to be built fitting with in the allowed setback.

The Board discussed meeting the requirements of the four standards.

Lee VanPopering, seconded by Beverly Wall, moved to approve the request according to the plan presented dated 8-20-91 with notes on the bottom. Motion passed unanimously.

The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

David A. VanDyke