

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
OCTOBER 11, 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, David VanDyke, and Beverly Wall. Also present was Township Planning and Zoning Administrator Rick Sprague.

1. Approval of the August 9, 2005 minutes.

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

2. Cameron Roskam- Owner of 2505 Robinson Road

Cameron Roskam spoke regarding his request for a variance to allow a fence in the front yard that would exceed the allowed maximum height of 36 inches and the maximum height of the fence post of 42 inches. The requested fence height is 72 inches and the requested fence post height is 76 inches. He stated that he has signed support of his neighbors. He is concerned about the high traffic on his street. The style of fence would be black aluminum see through. The fence setback would be 35 feet from the center of the road.

Public comments:

John McCulloch, 2535 Robinson Road, feels the fence is a good thing and does not think it would be a detriment to the neighborhood.

Rick Sprague stated that a phone call was received from Brian Breslin, 82 Maryland Avenue SE, who spoke in support of the variance.

Lee VanPopering feels that the gate would have to be an electric gate to make sure it remains closed to prevent children from walking through.

George Orphan feels the Zoning Ordinance that allows a 36 inch fence would be sufficient to meet the applicants concerns. A 36 inch fence would contain children.

Ron Hall feels there are no exceptional or extraordinary circumstances to the property.

David Van Dyke is concerned that this would set a precedence.

Beverly Walls noted that fences shown in the area are taller. It was noted that some were not in the Township and others may be existing nonconforming having been constructed prior to the Township adopting standards for fencing.

George Orphan, seconded by Lee VanPopering, moved to deny the request because of the height of the fence. Motion passed 3-2.

3. Pete VanPutten- Owner of 2680 Dunnigan Avenue

Pete VanPutten spoke regarding a variance to allow for a private road easement to be located closer than 35 feet to an existing house that will be served from the new private road. The applicant is requesting a variance of 14 feet. The end result would be a new private road that will cul-de-sac and have one property split taken off it at this time. Wetlands to the North will make additional splits unlikely unless conditions change. The current layout of the lot would require the house to be demolished before a private road could be extended unless a variance is granted.

Public comments:

Phil Koenders, 2662 Dunnigan Avenue NE, spoke regarding concerns about a house set so close to the road. He states that he is concerned about property depreciation. He also requested the Board table this issue because he would like to have time to work with the Michigan Department of Environmental Quality (MDEQ) regarding the wetland area.

Ron Hall asked if the approach for the private road would encroach into the neighbors property or right of way. The answer was not known. The applicant was encouraged to meet with the Kent County Road Commission to get design standards for the approach.

David Van Dyke noted that the road could be built and meet the standards if it were shifted to the north. The applicant may consider that change.

Lee VanPopering, seconded by Beverly Wall, moved to table this issue so a new mailing could be issued and the applicant has time to speak with the Kent County Road Commission regarding the entrance of this property. Motion passed unanimously.

The meeting was adjourned at 7:58.

Respectfully Submitted,

David A. Van Dyke