

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
OCTOBER 13, 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, Secretary David VanDyke, Lee VanPopering and Jim Kubicek. Also present were Township Planning Director Richard Sprague Jr. and Treasurer Clerical Assistant Kara Ronda. George Orphan was not present.

1. Approval of the July 14, 2009 minutes.

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

Motion passed unanimously.

2. #2009-05 – Dolores Trompen – 2671 3-Mile Rd.

Tom Tropmen, 2671 3 Mile, is requesting variances from the Zoning Ordinance to allow a living quarter above a detached garage.

- Explained the building is already an existing building, unattached garage, with a room above the garage that needs plumbing added to make into an apartment
- Currently being used as an office and wants to convert into an apartment
- Dimensions are 13x12, 9x13 – 2 rooms

Ron Hall asked about the property. Tom replied there are three structures on the property, the house, the garage and the barn. Dave VanDyke and Lee VanPopering clarified for Ron using the picture of the land provided.

Lee VanPopering commented on B. of the Zoning Variance Application, in regards to the addition of the plumbing. Lee stated that there is more that needs to be done than merely adding plumbing. The outside needs work, the steps do not qualify, the windows and steps are not up to code, and things have changed in the last twenty five years since that garage was built.

Ron Hall opened the Public Hearing at 7:11 p.m.

Fred Fletcher, 2707 3 Mile Rd, submitted a list of items that he had concerns about. He was not pleased with the possible transformation of the garage into an apartment.

Public Hearing was closed at 7:25 p.m.

Rick Sprague noted there is no Special Land Use requirement for an unattached garage; it would be different circumstances if the garage was attached.

Lee VanPopering noted there are lots of things to be done in order to bring the garage up to code. Lee also stated the applicant is considering turning the garage into a home which would put two homes on one lot.

Ron Hall commented that the Township has always negated unattached dwellings for that very reason, of having two dwellings on one piece of property.

Dave VanDyke also commented that accessory buildings shall not be used as a place of dwelling.

Ron Hall, seconded by **Lee VanPopering**, moved to deny the request to allow a living quarter above the detached garage.

Motion denied unanimously.

3. Update from Township Planning Director.

Planner Rick Sprague announced there will not be a meeting in November.

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

Respectfully Submitted,
David VanDyke