

**GRAND RAPIDS TOWNSHIP
ZONING BOARD OF APPEALS
November 14, 2017**

A regular meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 pm. The following members of the Board of Appeals were present: Chair Greg Timmer, Vice Chair George Orphan, Member Lee VanPopering and Alternate Lindsey Koorndyk-Thiel. Also present were Township Attorney Jim Scales and Planning/Zoning Assistant Kara Hammond.

1. Approval of the July 11, 2017 minutes.

Lee VanPopering, second by **George Orphan**, moved to approve the minutes as presented, with no changes.

Motion approved unanimously, 4-0.

2. #2017-02 - Steve Millman & Nicholas Haverman - 881 Kirk Dr SE & 890 Delray Ave SE - The applicants are requesting variances concurrent to the proposed parking lot to be constructed adjacent to Kennedy Floral.

Kelly Kuiper, with Nederveld, representing the applicants gave the overview of the requests:

- asking for 8 variances (gave some background and history of the request and the process)
- front yard setback variances, side yard setback variances, green belt variances and landscaping variances
- unique situation: both business owners are in parking demand for their businesses and found a way to potentially expand the parking for their customers
- the lot sizes are small and the request the applicants are asking for will help both the business area and the Township overall; helping the surrounding businesses with additional parking and helping the Township follow the Master Plan and future use for the overall area
- explained the criteria thoroughly

Attorney Jim Scales gave the legal review.

Lee VanPopering, seconded by **Lindsey Koorndyk-Thiel**, moved to open the Public Hearing at 7:13 pm.

Motion approved unanimously, 4-0.

Tom Lawrence, business owner at 820 & 850 Forest Hill;

- supporting the request of needing more parking
- explained that the customers from Kennedy's and NoCo park in his lots and his business owners lots, so it will be beneficial for all businesses in that corridor to have more parking

Lee VanPopering, seconded by **Lindsey Koorndyk-Thiel**, moved to close the Public Hearing at 7:15 pm.

Motion approved unanimously, 4-0.

Lee VanPopering stated he is not opposed to the request, but explained he does have a few issues with the site plan that is currently presented (mainly in regards to the landscaping). Lee VanPopering said the buffer to the north needs to be more protected and suggested some different

types of plantings. VanPopering continued explaining that he has no issues with the request and believes it will actually be beneficial to the entire area.

Lee VanPopering, seconded by **George Orphan**, moved to approve the variances requested as stated in the Resolution provided by the Township Attorney, with the following condition;

- a revised landscaped plan detailing coverage to the north property line along Kirk Ave, including an opaque covering, to be submitted to Township staff for final approval.

Motion approved unanimously, 4-0.

3. #2017-03 - Michael & Anna Zaharakos - 3715 Duchess Ave SE - The applicant is requesting a variance from the 40 foot rear yard setback requirement in order to renovate the existing nonconforming house.

Anna & Michael Zaharakos gave a brief overview of their request, explaining they do not intend to change the current footprint of the home; they would just like to renovate it.

Attorney Jim Scales gave the legal review.

Lee VanPopering asked the applicant what part of the house they plan on keeping and how tall they intend the entire house to be. The applicant stated they will be keeping the foundation and it will be a two story home, but noted the addition (final height of home) will be well under the Grand Rapids Township Zoning Ordinance requirements.

Lindsey Koorndyk-Thiel, seconded **George Orphan**, moved to open the Public Hearing at 7:30 pm.

Motion approved unanimously, 4-0.

Chair Greg Timmer stated a letter was submitted from a resident with a concern pertaining to the proposed size of the home in comparison to the surrounding existing homes in the neighborhood. The other members read the letter as well.

George Orphan, seconded by **Lee VanPopering**, moved to close the Public Hearing at 7:33 pm.
Motion approved unanimously, 4-0.

Lee VanPopering gave a little background about the area in question stating this particular section of land was plotted back in the 1900's and was intended for cottages. VanPopering said requests, similar to this variance request, will be coming up a lot in the near future and feels that it is a great asset to the community, surrounding area and Township. George Orphan agreed stating he does not feel the request is a detriment to the surrounding area; it will be beneficial to all.

Lee VanPopering, seconded by **George Orphan**, moved to approve the variance request as written in the Resolution provided by the Township Attorney.

Motion approved unanimously, 4-0.

The meeting was adjourned at 7:45 pm.

Respectfully Submitted,
Jim Kubicek