

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
March 11, 2014**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 pm with the following present; Chair Ron Hall, Secretary George Orphan, Mark Prein, Jim Kubicek and Lee VanPopering. Also present were (Township) Attorney Ross Leisman and Planning Assistant Kara Hammond.

Lee VanPopering, seconded by **Mark Prein**, moved to amend the agenda to include the election of officers.

Motion approved unanimously.

1. Election of officers

Mark Prein, seconded by **George Orphan**, moved to retain the current positions.

Motion approved unanimously.

2. Approval of September 10, 2013 minutes.

Lee VanPopering, seconded by **George Orphan**, moved to approve the minutes with one change;

- page 2, in the motion, change "40" feet to '50' feet

Motion approved unanimously.

3. #2014-01– Steven Schroder – 3536 Cascade Rd SE.

Mike Vander Woude, brother-in-law of the applicant, presented the request;

- Long thin 9 acre piece of property, house located approximately 1/3 of the way back
- Old foundation from a log cabin style shed that existed in the 1940/50 and would like to duplicate it and use it as storage
- 32 x 28 would be closer to the correct dimensions
- Building would act as a storage unit for various equipment and yard maintenance items
- The proposed area for the outbuilding would be the only place the lot would allow, only flat area

Lee VanPopering asked about the foundation of the garage and questioned how many stories are proposed for the outbuilding. Mr. Vander Woude stated the applicant would be putting a new foundation down and intends the outbuilding to be only one story. Lee VanPopering explained that due to the fact that the outbuilding will be placed in the front yard, the height of the outbuilding roof in comparison to the home makes a significant difference.

Mark Prein made note of the present hole and stated it will have to be filled and brought to grade. Jim Kubicek agreed and stated it would have to be brought to grade for runoff sake.

Mr. Vander Woude asked if the members were concerned about the visibility of the proposed outbuilding from the road. Lee VanPopering stated his concern is with the visibility across the entire property. Lee explained he does not want to see this outbuilding take away from the beauty of the home and feels the proposed outbuilding does not compliment the house. Lee said he wants someone to tell the Zoning Board of Appeals what the exact grade will be and the pitch of the roof, someone who is able to answer specific questions.

Mark Prein clarified that Lee VanPopering's concern is more architectural than location. Lee VanPopering stated yes, his concern is purely architectural. Lee explained the applicant needs to put the garage where it belongs; the height, the roof and the aesthetics to make it complimentary to the house.

George Orphan explained he prefers the alternate suggestion of extending the current garage. Lee VanPopering stated the alternate will not be structurally sound.

Lee VanPopering explained the proposed building architecture may lower the value to the home as it does not match, Mr. Vander Woude respectfully disagreed.

Mark Prein, seconded by **Lee VanPopering**, moved to table the request until May 13, 2014 for the following reason/s;

- more detailed site plan needed; *plans to show proposed building in the proper location, roof pitch, height, etc... a detailed rendering needs to be submitted*

Motion passes 5-0.

The meeting was adjourned at 7:32 pm.

Respectfully Submitted,
George Orphan