

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
MAY 10, 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, Beverly Wall, David VanDyke, Lee VanPopering, and George Orphan. Also present was Township Planning and Zoning Administrator Rick Sprague.

1. Approval of the April 12, 2005 minutes.

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

2. Roger Leman- representing Marathon Ashland Petroleum LLC of 4018 Cascade Road.

Roger Leman spoke regarding the request for front yard, rear yard, and side yard setback variances to allow for a new gas station and C-store to replace the existing structures. Mr. Leman is also requesting to realign an existing pylon sign.

The Board asked questions regarding: pine tree's ownership; dumpster location; storm water run off; kerosene dispenser location; and vacuum cleaner location.

The Board discussed size of the proposed building; gas truck turn around; screening; employee parking; elevations of building; and making building smaller to get a 15-foot rear yard setback.

Michael Manica, President of United Bank, spoke in opposition to the variances.

The Board discussed all four points of criteria to approve the variance.

David VanDyke, seconded by Lee VanPopering, moved to approve the submitted site plan dated 4-26-05 with the condition that the southern building wall shall be reduced by 8-feet and the kerosene dispenser should be moved. Measurements to be: 15-foot setback to the South lot line; 6-foot 7-inch setback to the East lot line; 70-foot setback to the North from Cascade Road; and 39-foot 9-inch front yard setback to East Paris.

George Orphan moved to amend the motion to make the setback 15 feet on the side yard as well. No one seconded the motion.

The original motion passed 3-2.

3. Roger Leman- representing Marathon Ashland Petroleum LLC of 4018 Cascade Road.

Roger Lehman is requesting variances to allow for 273 square feet of signage. The request is for 53% less signage than what is there now. Mr. Lehman summarized the sign plan to the Board.

There were no public comments.

Beverly Wall, seconded by George Orphan, moved to approve the sign variance not to exceed 120 feet. The existing pylon sign will be allowed to remain where it currently is. Motion passed unanimously.

4. Kevin Cook- representing the Owners of 3714 Duchess Avenue.

This applicant has withdrawn.

The meeting was adjourned at 8:16.

Respectfully Submitted,