

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
JULY 12, 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 and Township Attorney Randy Kraker.

1. Approval of the June 14, 2005 minutes.

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

2. George and Dawn Krupp- Owners of 100 Mercer Drive. (Previously Tabled)

George Orphan seconded, by Lee VanPopering, moved to bring this item off the table for discussion. Motion passed unanimously.

Mark Daneman spoke regarding the request for a variance to the Private Road section of the Zoning Ordinance.

Mr. Don Visser, an attorney in a prior case with Mr. Krupp, spoke stated that he can answer any question the Board has regarding prior lawsuits with Mr. Krupp.

The Township has received correspondence from the Deputy Fire Chief R.J. Versluys stating that the existing road is too narrow for more than one fire truck and should be brought up to standards.

Section 27.7-1, variance of 10-feet:

David VanDyke, seconded by George Orphan, moved to deny granting a variance to reduce the required width of 40-feet down to 30-feet because number one of the four standards is not met. The property owner could obtain easements from neighboring properties and the Board does not see a hardship. The applicant owns property adjacent to the easement. The Township has not given a variance like this in the past and does not want to set precedence. Motion passed unanimously.

Section 27.7-3, road base standards must be met:

David VanDyke, seconded by Lee VanPopering, moved to deny the variance asking to wave the road base standards because it does not meet the four standards of criteria for approval. The Board feels there is no reason not to upgrade the base. Motion passed 4-1.

Section 27.7-4, 4-foot width variance on the pavement:

Lee VanPopering, seconded by David VanDyke, moved to deny the variance because it does not meet the four standards of criteria. The existing easement will accommodate

the additional pavement. The Board feels that there are no exceptional circumstances to stop the applicant from bringing the road up to standards. Motion passed unanimously.

Section 27.7-7, variance for a 3-foot shoulder:

David VanDyke, seconded by Lee VanPopering, moved to deny the variance because the applicant can't meet the basis of granting a variance because the applicant can bring this up to standards. The existing easement is sufficient for both the extra pavement and shoulders. Motion passed unanimously.

Section 27.7-14, requirement of speed bumps on a private drive variance:

Lee VanPopering, seconded by George Orphan, moved to approve the variance of the speed bumps because of the special circumstance of the length of the road. The Board feels they can answer yes to all four standards of criteria. Motion passed unanimously.

Section 27.8-3, requires maintenance agreement for private roads variance:

Lee VanPopering, seconded by Beverly Wall, moved to deny the request to wave the maintenance agreement because it does not meet the four standards of criteria and the Board does not want to set precedence. Motion passed unanimously.

Section 27.8 (general):

David Vandyke, seconded by Lee VanPopering, moved to deny because it does not meet the four points of criteria. Plans for the upgraded road should be submitted just like for other private roads. The Board feels this is not a hardship. Motion passed unanimously.

3. Eric Sterken- representing Ed Bement of 3628 Reeds Lake Blvd.

Eric Sterken, builder of this property, is asking for a variance to allow for a deck to be built 18 feet from the rear property line. The Zoning Ordinance requires the minimum of 25 feet.

Correspondence was received from Virginia Dewey, John Callaway, and Kelly and Jon Thurston all speaking in favor of the project.

Lee VanPopering, seconded by David VanDyke, moved to approve a variance to allow for a deck to be built 18 feet from the rear property line because it meets all four points of criteria for approval. Motion passed unanimously.

4. Rick Dykema- Owner of 1150 Farnsworth Avenue.

Rick Dykema spoke regarding a variance to allow for an accessory building to be built larger than the Zoning Ordinance allows. The applicant is requesting a 676 square foot accessory building.

Public comment:

Ronald Mayville, 4315 Castle Drive, asked questions regarding the size of the lot.

Correspondence was received from Rob and Sally DePrimo written in support to the variance. Also, a petition was submitted with 8 neighbors who support the variance.

Beverly Wall, seconded by Lee VanPopering, moved to approve the variance because of the unique circumstances. Motion passed unanimously.

5. Daniel and Patricia Esch- Owners of 4258 4-Mile Road.

Dan Esch spoke regarding the request for a variance to allow a barn that will exceed the maximum height allowed to be moved to their property. Mr. Esch responded to the correspondence received from Kim and Kelly Kahler, Sandra and VanLoo, and Stephen Stoddard who all wrote in opposition to the variance. Mr. Esch also read into the record a letter he had from neighbor Paul Laberteaux that spoke in support of the variance.

Mr. Ronald Hall read another letter received from Richard Stoner who spoke in opposition to the variance.

Public comments:

David VanLoo spoke in opposition to the variance.

Lee VanPopering, seconded by Beverly Wall, moved to table. Motion passed unanimously.

The meeting was adjourned at 8:54.

Respectfully Submitted,