

TALLMADGE CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
SEPTEMBER 5, 2017  
SPECIAL MEETING

**6:00 p.m. Chairman Gilson called the meeting to order.**

**Members present:** Charles Gilson, Mary Gavin, Shirley Bruin and Clifford Bronkema.

**Members absent:** Marvin Bennink

**Also Present:** Greg Ransford and Christopher Schepers

**Agenda:**

Mary Gavin provided a motion to approve the agenda as submitted. Charles Gilson seconded the motion and was carried unanimously.

**Minutes:**

Mary Gavin provided a motion to approve the Minutes from the May 30<sup>th</sup>, 2017 Special Meeting.

**New Business:**

- Public Hearing
  - Schepers Concrete
    - Seeking Relief from Section 12.04(b) – Area Regulations, Front Minimum Setbacks, 12.06(a) Development Standards and Section 3.31 – Trash Receptacles and Dumpsters.

Mr. Schepers stated that they are requesting relief from the front yard setback requirements to do the addition to his office. He stated that he came in and asked for relief for the most recent addition and was granted the relief requested. He would like to keep the front of the building looking the same all the way across the front.

Charles Gilson asked what is the need for the addition.

Mr. Schepers stated that the business is growing and needs the room.

Clifford Bronkema asked how big the new addition will be

Mr. Schepers stated that it will be approximately 1900 square feet.

Shirley Bruin asked if the existing parking is in the front of the building.

Mr. Schepers stated the parking will stay the same.

Clifford Bronkema questioned if the new addition will have new windows and have a new door.

Mr. Schepers stated that he would like to continue with the same window layout as the existing building. And he also stated that they will have the same existing door.

7:10 p.m. Chairman Gilson opened the public hearing and due to no public comment closed the public hearing.

- 1) Shirley Bruin proved a motion to approve the variance request from Section 12.04(b) – Area Regulations, Front Yard for the purposed building addition and parking lot to be added to the non-conforming building due to the properties unusual grade.

Mary Gavin seconded the motion and was carried unanimously.

- 2) Mary Gavin provided a motion to approve the variance request from Section 12.04(a) – Development Standards because the building façade meets the ordinances minimum requirements.

Shirley Bruin seconded the motion and was carried unanimously.

Shirley Bruin asked where the dumpster is located.

Mr. Schepers stated that it is located behind the building approximately 60 feet away from the building and it is not visible from the road. Mr. Schepers also commented that he is planning on putting a roof structure over the gas tanks that are located to the rear of the property and could move the dumpster to that location so it will be covered.

Chairman Gilson provided a motion to approve the request from Section 3.31 – Trash Receptacles and Dumpsters with the condition that the applicant must cover the dumpster with a roof structure within two years or the applicant will have to comply with Section 3.31.

Shirley Bruin seconded the motion and was carried unanimously.

#### **Old Business:**

No business was discussed.

#### **Adjournment:**

6:40 p.m. Chairman Gilson provided a motion to adjourn. Mary Gavin seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier  
Administrative Assistant