

AGENDA

TALLMADGE CHARTER TOWNSHIP ZONING BOARD OF APPEALS

AUGUST 4, 2015
7:00pm

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES FROM THE JUNE 2, 2014 MEETING

NON-AGENDA ITEM INQUIRIES

NEW BUSINESS

- Public Hearings
 - VanderHyde Mechanical - 14200 Ironwood Drive – Requesting relief from Section 12.04(b).

OLD BUSINESS

- None

ZONING BOARD OF APPEALS MEMBER COMMENT

ADJORNMENT

TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 4, 2015

7:00 pm Charles 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 Tom Meidema

Approval Agenda: Mary Gavin provided a motion to approve the agenda. Clifford Bronkema seconded the motion and was carried unanimously.

Approval of Minutes: Clifford Bronkema provided a motion to approve the Minutes from the June 2, 2015

7:10 pm New Business:

- Public Hearing
 - VanderHyde Mechanical – 14200 Ironwood Drive – Requesting relief from Section 12.04(b)

Mr. Meidema stated that VanderHyde Mechanical would like to add an addition to the current structure but is required to meet the current requirements of the zoning ordinance which states that the front yard needs to meet a setback of 75 feet. Mr. Meidema stated they are requesting relief from Section 12.04(b) which is a setback of 45.8 feet off the front yard of the I-96 right-of-way.

Greg Ransford stated that on May 29, 1963 when the existing building was constructed and a variance was granted at that time by the Zoning Board of Appeals.

Shirley Bruin asked what the additional space would be used for.

Mr. Meidema stated that it will be for storage purposes.

Clifford Bronkema questioned the location of the building and wondering why they chose that location.

Mr. Meidema said that it is placed there for the purpose of the loading docks.

Mary Gavin asked if the current parking will stay as is to the south.

Mr. Meidema said that parking will stay and that the current vegetation will not be removed.

Charles Gilson asked if the new addition will match the current structure.

Mr. Meidema stated that they are waiting for approval from the Planning Commission. As of right now there is a moratorium in place for the façade of new structures.

7:20 pm Charles Gilson opened the floor for the public hearing portion of the meeting.

No public comment was made.

Clifford Bronkema provided a motion to approve the variance request as written. Mary Gavin seconded the motion and was carried unanimously.

7:30 pm Clifford Bronkema provided a motion to adjourn with the condition that the Tallmadge Township Planning Commission approves the site plan that has been submitted. Shirley Bruin seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant

TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

REGULAR MEETING
AUGUST 4, 2015

**VanderHyde Mechanical dimensional variance request at;
14200 Ironwood Drive, parcel number 70-10-01-199-002.**

Findings:

Bronkema found;

- a. There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district. In particular, the property is unique because it fronts on I-96 and the building is set back a significant distance from Ironwood Drive, which is the genuine front of the building.
- b. The variance is necessary to the preservation and enjoyment of a substantial property right similar to that possessed by other properties or classes of uses in the same zoning district.
- c. The variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or the public interest.
- d. The condition or situation of the property or its intended use is not of so general or recurrent a nature as to make reasonably practicable a general regulation for the condition or situation.
- e. The exceptional or extraordinary circumstances applying to the property in question are not self created.

Decision:

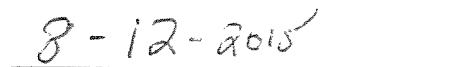
Bronkema provided a motion to approve the variance request from of Section 12.04(b) – Area Regulations, Front Yard of the Tallmadge Charter Township Zoning Ordinance based on the above Findings.

Motion was seconded by Gavin. Motion carried unanimously.

Variance request approved.



Charles Gilson, Chairperson



Date