

**GRAND RAPIDS TOWNSHIP
ZONING BOARD OF APPEALS
May 14, 2019**

A regular meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 pm. The following members of the Board of Appeals were present: Chair Greg Timmer, Vice Chair George Orphan, Secretary Jim Kubicek, Member Dave Pierangeli, and Alternates Martin Andree and Steve Waalkes. Also present were Township Attorney Jim Scales and Planning Assistant Lindsey Thiel. Member Doug Kochneff was absent.

1. Approval of the March 12, 2019 minutes.

Jim Kubicek, seconded by **Dave Pierangeli**, moved to approve the minutes as they stand with no changes.

Motion approved unanimously, 5-0.

2. #2019-05 - West Michigan Community Bank – 4797 Cascade Road; 885 Patterson Avenue – The applicant is requesting numerous variances to allow for a bank branch.

Chair Greg Timmer recused himself from the hearing because West Michigan Community Bank is a client of his firm.

Vice Chair George Orphan led the meeting going forward.

David Bareman from dlb Architects presented the requested variances. He noted that they have worked with Site Plan Review to draw up the proposed variances. He said the site is too narrow for a building, parking and the required setbacks. He then gave an overview of what the required setbacks would be and touched briefly on their request for a canopy. He mentioned that 885 Patterson is currently in the rezoning process and is before the Township Board.

Martin Andree asked about parking variances.

David Bareman responded that they do not violate for parking, the variance they are requesting is for a drive. He also mentioned that the building is going in basically the same location as the current building.

Attorney Jim Scales gave the legal review.

Jim Kubicek, seconded by **Steve Waalkes**, moved to open the Public Hearing at 7:14pm.
Motion approved unanimously, 5-0.

No persons spoke during the Public Hearing.

Dave Pierangeli, seconded by **Steve Waalkes**, moved to close the Public Hearing at 7:15 pm.
Motion approved unanimously, 5-0.

Martin Andree questioned if the applicant meets the criteria. In regards to the first criteria to granting a variance, he did not agree that the site could not be developed. He thought that it could be developed without the variances.

Jim Scales replied that Statute states you may grant the variance when it is unduly burdensome to comply and when something customary is being built.

Steve Waalkes commented that the lots in this area used to be residential lots and are small for commercial lots. He said he appreciated that the building is a smaller footprint and more visually appealing than the current building.

George Orphan inquired about the considerable greenery that would be removed from 885 Patterson.

David Bareman responded that they have put considerable time and money into the landscape plan. He believes it will look nicer than it does currently.

Jim Kubicek stated that without the setbacks the site would be a quarter lot. He thought the plan was well thought out and reasonable use.

George Orphan asked if the applicant had elevations.

David Baremen provided a copy of the elevations to the members and explained the materials.

Jim Kubicek, seconded by **Martin Andree**, moved to approve the variance request as stated in the Resolution provided by the Township Attorney, with the additional language, in 2a. stating that the area was originally plotted as small residential lots, which have been redeveloped as commercial lots.

Motion approved unanimously, 5-0.

Jim Scales informed the Board that the applicant will have to go back before Site Plan Review for final approval.

3. Adjourn

Dave Pierangeli moved, seconded by **George Orphan**, to adjourn the meeting.

Motion approved unanimously, 5-0.

The meeting was adjourned at 7:28pm.

Respectfully Submitted,
Jim Kubicek

