

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
NOVEMBER 14, 2006**

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: Vice-Chair George Orphan, Secretary David VanDyke, Beverly Wall, alternates Jim Kubicek and Greg Timmer. Also present was Township Planning Director Richard Sprague Jr.

1. Approval of the September 12, 2006 minutes.

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

2. Richard Moore- 261 Greenbrier Drive SE.

Richard Moore spoke regarding his request for a variance to allow an accessory building closer to the front lot line than the front wall of the principal building.

Public comments:

Marsha Bacon, Baywood, is opposed to the building. She says it looks like a shed.

Blake Balkema, 289 Greenbrier Drive SE, feels the structure is great. He feels that the structure is well built and looks pleasing.

The Township received 5 letters, from neighbors, regarding this issue. Four letters were in favor of the structure and one opposed.

David VanDyke, seconded by Beverly Wall, moved to deny the request for a variance because it does not satisfy the four criteria. Motion passed unanimously.

3. Robert Banister- 2130 Dunnigan Avenue.

Robert Banister spoke regarding the request for a variance to allow an accessory building closer to the front lot line than the front wall of the principal building and it would add an additional 4,200 square feet of accessory building to a parcel that already exceeds the maximum 1,800 square feet allowed.

There were no public comments.

Beverly Wall, seconded by Jim Kubicek, moved to approve the variance request for the site plan dated 10-11-06 with the condition that the Planning Commission grants a Special Land Use for this property. Motion passed unanimously.

4. Chuck and Cheri Lewis- 4010 and 4040 Michigan Street.

David VanDyke did not participate in the discussion of the matter because of a conflict of interest.

Chuck Lewis is requesting a variance to allow an accessory building without a principal building. The existing accessory building would remain unchanged however the parcel lines would change as part of a proposed lot line shift.

Public comments:

Tom Price, 5826 Alden Nash NE, spoke in favor of the variance.

Jim Kubicek, seconded by Greg Timmer, moved to approve the variance request with the condition that the barn would not be used as commercial and shall be used as it is currently. Motion passed unanimously.

David VanDyke returned to the table at this time.

5. Nancy Jonker and Sheryl Channel- 3878 Cascade Road.

Nancy Jonker and Sheryl Channel spoke regarding the request for a variance to allow an office use in a residentially zoned property.

Public comments:

Dr. Kathy Taig, current owner, spoke regarding the existing use of the home.

David Charron on behalf of the Cascade Hills East Condominium Association spoke in opposition to the variance. He asked the Board to reject the application tonight.

Bruce Whetter, 1681 Hillsboro SE, asked questions regarding details to what the business is exactly.

Beverly Wall, seconded by Jim Kubicek, moved to deny the request. Motion passed unanimously.

The meeting was adjourned at 8:24.

Respectfully Submitted,