

TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
March 4, 2014

7:00 pm Charles Gilson called the meeting to order.

Members present; Charles Gilson, Mary Gavin, Shirley Bruin, Marvin Bennink and Clifford Bronkema.

Also present; Greg Ransford and Thomas Hines

Approval of agenda was passed with a consensus.

Mary Gavin approved the December 17, 2013 Zoning Board of Appeals meeting with the correction that Marvin Bennink was absent from the December 17, 2014 meeting and Clifford Bronkema was present. Marvin Bennink seconded the motion and was carried unanimously.

7:05 pm New Business; Public Hearing

- Thomas Hines at 4315 Pulte Drive is seeking relief from Section 7.04(b), Area Regulations, Front Yard of the Tallmadge Charter Township Zoning Ordinance to construct a pole barn on his property.

Charles Gilson requested front yard clarification.

Greg Ransford stated that there is two front yards.

Mary Gavin asked if the said property is in the Lamont District.

Greg Ransford stated that it is not and is zoned R-1 (Single Family Residential).

Thomas Hines stated that the septic and drain field is located to the Northwest of the property, so the Northeast corner would be the best location. The 10 foot setback requirements from the house will be difficult to meet.

Charlie Gilson asked how big of building he is planning to construct.

Thomas Hines stated that it would be 28x24 in size.

Marvin Bennink asked how far right of way is from the drain field.

Thomas Hines was not sure on the dimensions.

Marvin Bennink asked where access will be located.

Thomas Hines stated that the doors are to face south but will be accessed from 42nd Ave.

Marvin Bennink has the concern that 35 feet is not enough from the right of way.

Shirley Bruin asked how far was the deck to the right of way.

Thomas Hines stated that he was not sure.

Clifford Bronkema asked how big is the current shed is now that is on his property.

Thomas Hines stated that it is approximately 10x12.

Charles Gilson asked if there was any public comment.

Greg Ransford stated none at this time.

Thomas Hines did state that there is a line of Blue Spruce trees planted on 42nd Ave.

Marvin Bennink asked if the building would be for everyday use.

Thomas Hines stated that it would be used for storage mainly.

Clifford Bronkema asked what the maximum size of building he can have.

Greg Ransford stated that the maximum size is 980 square feet. He meets those requirements at 672 square feet.

Marvin Bennink recommended that board table it until the April/May when Thomas Hines makes dimensions available. Clifford Bronkema seconded the motion and was carried unanimously.

7:37 pm Clifford Bronkema provided motion to adjourn. Mary Gavin seconded the motion and was carried unanimously.

Respectfully submitted,

Val Schwallier
Administrative Assistant