

AGENDA

TALLMADGE CHARTER TOWNSHIP ZONING BOARD OF APPEALS

MAY 6, 2014
7:00pm

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES FROM THE APRIL 1, 2014 MEETING

NON-AGENDA ITEM INQUIRIES

NEW BUSINESS

- None

OLD BUSINESS

- Public Hearing
 - Thomas Hines – 4315 Pulte Drive, Parcel Number 70-10-07-327-021
 - Seeking relief from Section 7.04(b) TTZO

ZONING BOARD OF APPEALS MEMBER COMMENT

ADJORNMENT

TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MAY 6, 2014

7:00 pm Charles Gilson called meeting to order.

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

Also present: Greg Ransford and Thomas Hines

Shirley Bruin provided a motion to approve the agenda. Clifford Bronkema seconded the motion and was carried unanimously.

Shirley Bruin provided a motion to approve the Minutes from the March 4, 2014 Zoning Board of Appeals meeting. Mary Gavin seconded the motion and was carried unanimously.

7:05 pm New Business:

- No New Business

Old Business:

- Public Hearing

Thomas Hines-4315 Pulte Drive, Parcel Number 70-10-07-327-021
-Seeking relief from Section 7.04(b) TTZO

Thomas Hines stated that he is seeking relief from Section 7.04(b) Area regulations, Front Yard. Parcel is a corner lot and as a result, Mr. Hines has two front yards. He is looking to construct the Accessory building on the northeast corner of the lot.

Marvin Bennink questioned the right of way off of 42nd Ave. and if it would be possible for Mr. Hines to move an additional 15 feet from the right of way.

Mr. Hines would be willing to move it the additional 15 feet that is being requested.

Clifford Bronkema stated that he sees no issues in why it should not be considered the side yard.

Charles Gilson stated that he would like to see the natural screen stay in place. In addition, no driveway will be added to access the accessory building off 42nd Ave.

Mr. Hines stated that he has no intention to remove any trees along 42nd Ave.

Shirley Bruin asked how the neighbors would feel if the accessory building is to be located off 42nd.

Mr. Hines did state that no neighbors have an issue with the location.

Marvin Bennink provided a motion to approve a variance at 15 feet to 42nd Ave with the following conditions. Maintain existing trees to serve as screening, access from 42nd Ave to the barn is prohibited and the garage doors must be located on the south elevation to Pulte Drive. The motion is provided finding the request meets the standards within section 21.07(d) of the Tallmadge Charter Township Zoning Ordinance. Shirley Bruin 2nd the motion and was carried unanimously.

7:15 pm Mary Gavin provided a motion to adjourn. Shirley Bruin seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant