

AGENDA

TALLMADGE CHARTER TOWNSHIP ZONING BOARD OF APPEALS

SEPTEMBER 3, 2013

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES FROM THE APRIL 2, 2013 MEETING

NON-AGENDA ITEM INQUIRIES

NEW BUSINESS

- Maas Development – 11276 First Avenue
 - Dimensional variance request from Section 11.04(b)

OLD BUSINESS

- None

ZONING BOARD OF APPEALS MEMBER COMMENT

ADJORNMENT

**TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 3, 2013**

7:10 p.m. Charlie Gilson called the meeting to order.

Members present: Charlie Gilson, Shirley Bruin, Marvin Bennink and Clifford Bronkema.

Members absent: Mary Gavin.

Also, present Greg Ransford, Denis Johnson and Ron VanSignal, Arnold Grover and Warren DeLeuw.

Marvin Bennink provided a motion to approve the agenda. Clifford Bronkema seconded the motion and was carried unanimously.

Clifford Bronkema provided a motion to approve the minutes from the April 2, 2013 Zoning Board of Appeals meeting. Shirley Bruin seconded the motion and was carried unanimously.

New Business:

- Maas Development Dimensional Variance Request.

Denis Johnson stated that they are looking for a relief from the current Front Yard setback requirements of 75 feet to a new setback of 35 feet.

Shirley Bruin asked if it is 35 feet from the road to the property line.

Denis Johnson stated that it would be to the property line.

Charlie Gilson Questioned how many stories this structure would be.

Denis Johnson did state that it would be a one-story structure.

Clifford Bronkema asked how many acres the lot consists of.

Denis Johnson stated that the lot is approximately 3.5 acres in size.

Clifford Bronkema also questioned the zoning of current parcel and if the building will in fact be a non-conforming building.

Arnold Grover stated that the lots are zoned commercial in the Tallmadge Industrial Park.

Warren DeLeuw commented on the way it is currently the new proposed structure will fit in.

Clifford Bronkema also brought up the concern of the traffic flow from First Ave. to Lake Michigan Drive.

Charles Gilson questioned if they meet all other requirements.

Greg Ransford stated that they do meet the requirements.

Marvin Bennink provided a motion to approve the variance request of a 35 feet front yard setback. Shirley Bruin seconded the motion and was carried unanimously.

Respectfully submitted by,

Val Schwallier
Administrative Assistant