

**TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FEBRUARY 21, 2008**

Charles Gilson called the meeting to order at 7:30 p.m.

Members present: Shirley Bruin, Matthew Fenske, Clifford Bronkema and Charles Gilson

Member Absent: Mary Gavin

The minutes of the January 17, 2008 meeting were approved as presented.

1. Rosedale Memorial Park is requesting a variance from Section 5.05 (b) – Area Regulations, Front Yard, to construct an addition to an existing building for a crematorium. This parcel number 70-10-25-200-037 is located at O-50 Lake Michigan Drive NW and is zoned Agricultural.

Charles Gilson said the existing structure is non-conforming, but what they are proposing is not any closer to the road than the existing.

The meeting opened to the public.

Denny Dryer of Dryer Architecture Group said they are proposing a 1022 square foot addition; however it would not be to the front of the building. He then went over the criteria in Section 21.07 of the Zoning Ordinance and his responses to said standards, which he submitted in writing. In summary, the existing structure was built in the 1930's and is now non-conforming with a front yard set-back of approximately 54 feet. To meet the required 75' setback, an addition would almost have to be remote of the existing crematorium, since it is located entirely within the 75' required front yard setback. Also, this may be the only building in the C-2 district that has been in existence since before the 75' setback requirement.

The meeting closed to the public.

Matthew Fenske moved, Clifford Bronkema supported, motion CARRIED to APPROVE the request based on the fact the addition will not extend any closer to the road than the existing building and the applicant has met all of the Standards of Review set forth in Section 21.07 of the Zoning Ordinance. Ayes: Shirley Bruin, Matthew Fenske, Clifford Bronkema and Charles Gilson. Nays: none.

2. John Davis of Coptic Center is requesting a variance from Section 16.06 (g) – General Provisions, to locate a freestanding sign within a private right-of-way located at O-377 Lake Michigan Drive NW. This parcel number 70-10-24-400-069 is zoned General Commercial.

John Davis said he purchased the property in August of 2007. He did not think about signs at that time. Standard Lumber and Fireboy agreed to put up a shared sign with them; however when they submitted the permit application they discovered the proposed location in the right of way was not allowed. Mr. Davis presented a letter from Timothy Rottschafer of Standard Grand Valley stating he would allow a temporary sign to be located in the easement. However the Zoning Board of Appeals noted that the Zoning Ordinance does not allow anything to be in the easement.

Randy Smith has been helping the Coptic Center and the two neighbors, Grand Valley Mini Storage and Fireboy, with the concept of a shared sign. They submitted a site plan with a proposed sign location within the ingress/egress easement. Mr. Smith noted that Grand Valley Mini-storage would still keep their existing sign with Standard Lumber.

Charles Gilson referred to the Zoning Ordinance Standards for Review. He explained that this proposed sign would be creating a new problem and they do have other options for placement of the sign.

Matthew Fenske moved, Clifford Bronkema supported, motion CARRIED to POSTPONE the request in order to give the applicant time to investigate other options for placement of the sign outside of the right-of-way. Ayes: Shirley Bruin, Matthew Fenske, Clifford Bronkema and Charles Gilson. Nays: none.

Meeting Adjourned at 8:30 p.m.

Respectfully Submitted,

Denise L. Somers, Administrative Assistant