

**TALLMADGE CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
MAY 7, 2009**

Charles Gilson called the meeting to order at 7:00 p.m.

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

Member Absent: Marvin Bennink

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

1. Carey Kamps of Kamps Brothers Excavating is requesting a variance from Section 12.04 (b) – Area Regulations, Front Yard and a variance from Section 15.05 (e) – Parking Lot Layout and Construction, Surfacing. This parcel number 70-10-24-400-045 is zoned Industrial and is located at O-11303 Third Avenue.

Mr. Kamps said they had a fire at their location and the majority of the easternmost building was destroyed. They would like to rebuild in the same location, however they would like to rotate the building in order to get trucks around and into the building. The utilities for this building are positioned at the eastern wall and are difficult to reposition without extraordinary cost. They can also use a portion of the existing foundation. Charles Gilson noted that at the time the building was constructed, the ordinance required a minimum front yard setback of 50 feet rather than the 75 feet required today. Mr. Kamps said the buildings on the north and south adjacent parcels have a 50 foot setback, so if the variance is granted, they would line up with the adjacent properties. Shirley Bruin asked what is behind the storage buildings. Mr. Kamps said that is where they screen topsoil.

Mary Gavin moved, Clifford Bronkema supported, motion CARRIED to APPROVE the request for the variance from Section 12.04 (b) – Area Regulations, Front Yard to allow a reduced front yard setback of 47.7 feet for the construction of a proposed building of 50 feet in width and 66 feet in length. Ayes: Shirley Bruin, Mary Gavin, Clifford Bronkema and Charles Gilson. Nays: none.

The Zoning Board of Appeals then focused on the second portion of the variance request. Mr. Kamps said would like to maintain the gravel surface in the back since they use heavy machinery with their excavation business, which would ruin a hard surface. The front portion is currently paved from the road up to the building. The machinery is loaded on the north side of the building and enters and exits from the north curb cut into 3<sup>rd</sup> Avenue.

Mary Gavin asked how the hard surface affects the buildings in the back. Mr. Kamps said they can get all the way around the self-storage building without getting into gravel. There are three catch basins and a ditch on the west property line. Mary Gavin clarified that they are requesting the north side of the building from east to west to be gravel. Charles Gilson added that it would be to Mr. Kamps benefit to cross over a hard surface area to clean the equipment tires before going onto the road, and a hard surface will also keep the entrance from washing down.

Mary Gavin moved, Clifford Bronkema supported, motion CARRIED to APPROVE the request for gravel surface on the north side of the building starting at a point 50 feet from the road to the west property line. This variance applies only to the use of an excavation company and shall become null and void in the event of a change of use on the property. Ayes: Shirley Bruin, Mary Gavin, Clifford Bronkema and Charles Gilson.

Meeting Adjourned at 7:30 p.m.

Respectfully Submitted,

Denise L. Somers, Administrative Assistant

