

TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SPECIAL MEETING
OCTOBER 3, 2017

5:30 p.m. Charles Gilson called the meeting to order.

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

Also present: Greg Ransford, Ralph Verburg and other members of the public.

Agenda:

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

Minutes:

Shirley Bruin provided a motion to approve the Minutes from the September 5, 2017 Special Meeting. Clifford Bronkema seconded the motion and was carried unanimously.

New Business:

- Public Hearing
 - Ralph Verburg – 12391 24th Ave
 - Seeking relief from Section 3.02(f)1 – Accessory Uses and Buildings, minimum setbacks.

Would like to build an accessory building in front of his home due to the grade of his back yard. Mr. Verburg stated that the building will be 30 feet from the north property line. The building will be shielded from trees due to the lay out proposed.

Shirley Bruin questioned the location of the new structure and why it couldn't be pushed back from the requested location.

Mr. Verburg stated that there are large trees that he does not want to remove if it's not necessary.

Marvin Bennink asked if fill will need to be brought in.

Mr. Verburg stated that about two feet will need to be added.

Marvin Bennink asked what the height of the building will be.

Mr. Verburg stated that it will be approximately 19 feet high.

Clifford Bronkema asked if the drive to the building will also come off the cul-de-sac.

Mr. Verburg stated that it will be coming off the cul-de-sac.

Charles Gilson asked if the new building will match the dwelling.

Mr. Verburg stated that it will match the home.

5:50 p.m. Charles Gilson opened the Public Hearing portion of the meeting and due to no comment closed it.

Marvin Bennink stated that the requested building be pushed back to the west.

Mr. Verburg stated that if he were to move the structure back then he will have to move 10 to 15 feet to the south.

Mary Gavin asked if drainage will be an issue.

Mr. Verburg stated that it will be draining to the north side of the building.

Marvin Bennink provided a motion to approve the request for relief of the setback requirements with the following condition that the accessory structure shall be located at least 45 feet from the north property line and at least 100 feet from the east property line with the condition that all existing vegetation be preserved except for the area that the structure will be built and the surrounding 15 feet of the building foot print. Mary Gavin seconded the motion and was carried unanimously.

- **2017 Meeting Dates**

Mary Gavin provided a motion to approve the 2018 Zoning Board of Appeals meeting schedule as submitted. Marvin Bennink seconded the motion and was carried unanimously.

- **2018 Election of Officers**

Shirley Bruin provided a motion to nominate Charles Gilson as Chairman. Mary Gavin seconded the motion and was carried unanimously. There being no other challengers, Charles Gilson was awarded the office of Chairman.

Marvin Bennink provided a motion to nominate Shirley Bruin as Vice-Chairman. Clifford Bronkema seconded the motion. There being no other challengers, Shirley Bruin was awarded the office of Vice-Chairman.

Shirley Bruin provided a motion to nominate Mary Gavin as Secretary. Marvin Bennink seconded the motion. There being no other challengers Mary Gavin was awarded the office of Secretary.

Adjournment:

Mary Gavin provided a motion to adjourn. Clifford Bronkema seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant