

TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SPECIAL MEETING
Tuesday March 26, 2019

5:30 PM Charlie Gilson called the meeting to order and opened the floor for public comment.

Members Present: Charlie Gilson, Shirley Bruin, Clifford Bronkema, Mary Gavin, Marv Bennink.

Members Absent: None

Also Present: Greg Ransford, James Black and Phil and Nancy Lenger and members of the public.

Approval of Agenda:

Marv Bennink suggested moving the elections to the end of the agenda. Mary Gavin provided a motion to approve the agenda with Marv's suggestion. Shirley Bruin seconded the motion and was carried unanimously.

Approval of Minutes:

Shirley Bruin motioned to approve the August 14, 2018 minutes. Marv Bennink seconded and was carried unanimously.

New Business:

Phil & Nancy Lenger: seeking to receive relief from setback requirement for installing an accessory building, from 20 feet to 5 feet to the side lot line at 12835 24th Ave. Marne, MI.

Phil Lenger: stated he is asking for a 5-foot setback off the side yard because of water runoff. He has put a berm to move water away from driveway. In the spring the water is higher, and most of the land around his house is ravines. Stated he had an excavator out and the excavator said if he took out his berm, water would flow towards his house. Stated he is looking to build a 46x40 building.

Charlie Gilson: asked if they could put in a culvert? Also stated that the township had trouble with the previous supervisor, letting residents build non-conforming accessory buildings. When people applied for new home permits, they made a point to make sure that where ever the resident wanted their home location, to leave room for an accessory building if they wanted one.

Nancy Lenger: stated they have a culvert. Ottawa County health department told them where the location of their home could be when they began the building process.

Marv Bennink: asked if there will be a poured wall in the back for the accessory building because of the ravine? Asked if Phil will cut into the bank?

Phil Lenger: stated yes.

Marv Bennink: stated he did not feel a need for a variance because Phil could extend the drain in the culvert. Stated, he feels there are other places on the property the accessory building can be put.

Shirley Bruin: asked if you stayed with a 30x40 building, would it fit within the 20-foot setback requirement?

Phil & Nancy Lenger: stated yes, but they need the extra space for a trailer.

Charlie Gilson: asked for public comment.

Public Comment: none.

Clifford Bronkema provided a motion to approve the request at 12835 24th Ave. Stated he feels the applicant applies to numbers 1 and 2 for the Standards of Review. Due to a lack of a second, the motion failed.

Marv Bennink provided a motion to deny the requested variance. He feels the applicant does not meet Section 21.07(d)1 or 2, given there are other places to located the barn, and drainage improvements can be made to accommodate the proposed building . Shirley Bruin seconded the motion.

Clifford Bronkema requested a roll call vote.

Shirley Bruin: Yes

Charlie Gilson: Yes

Mary Gavin: Yes

Marv Bennink: Yes

Clifford Bronkema: No

Charlie Gilson: stated next applicant was James Black of 2101 Lincoln St. seeking relief from 3.02 (f) – requesting existing structure (circa 1910) to be located in the front yard as a result of a purchase of property that is for sale.

James Black: stated he is asking to move lot lines to include the barn, which was included with the house he is living in since 1987, until 2004, when he bought the property.

Lee Ogdahl: stated he bought the property in 1990 which came with 2 acres, and Paul Dykstra owned everything else. Stated the barn never came with my house, it came with Paul's house, the barn has been there for 100 years, I bought the whole property, split it

back out and sold it to Jim Black. Stated he now wants to sell the 7+ acres and Jim Black would like to buy it.

Marv Bennink: asked Greg Ransford if it is possible to put a 66-foot easement in without frontage on Lincoln?

Greg Ransford: stated they would not need frontage on Lincoln.

Bernie Boulthouse: stated the barn was built in the 1800's.

Donna Dykstra: state she had no objections.

Charlie Gilson: asked if Jim intended on altering the barn at all?

James Black: stated no.

Charlie Gilson closed public portion.

Shirley Bruin provided a motion to approve the request from James Black, based on the findings provided in Section 3.02(f)1, given the physical conditions of the lot, the historic age of the accessory building, and the original parent parcel configuration. Mary Gavin seconded the motion and was carried unanimously.

Marv Bennink asked if there should be screening?

Charlie Gilson stated no, it's been there for 100 years.

Shirley Bruin motioned to approve the 2019 Zoning Board Of Appeals meeting schedule, Marv Bennink seconded the motion and was carried unanimously.

Mary Gavin provided a motion to keep the zoning board of appeals officers as they are. Marv Bennink seconded the motion and was carried unanimously. Gilson was awarded Chairperson, Bennink was awarded Vice-Chairperson, and Bruin was awarded Secretary.

ZBA comment: none

6:25 Meeting adjourned

Respectfully submitted,

Cheryl King
Administrative Assistant

