

TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SPECIAL MEETING
December 9, 2019

5:12 PM Charles Gilson called the meeting to order.

Members Present: Marv Bennink, Shirley Bruin, Charles Gilson, Tip Bronkema, Mary Gavin.

Members Absent: None

Approval of the Agenda: Shirley Bruin motioned to approve the agenda. Tip Bronkema supported and it carried unanimously.

Approval of October 1st, 2019 Meeting Minutes: Marv Bennink motioned to approve the Minutes from the October 1, 2019 meeting. Mary Gavin supported and it carried unanimously.

New Business:

Public Hearing – Ben Bosworth – Seeking relief from Section 3.02(f)1 – Accessory Uses and Buildings, Minimum Setbacks; and Section 6.04(b) – Rural Preserve District Area Regulations.

Ben Bosworth: stated he would like to put a pole barn in front of his house because he's on Sand Creek and can't put it anywhere else.

Shirley Bruin: asked if he can put it on the side of the garage?

Ben Bosworth: stated the existing septic is there so he can't.

Marv Bennink: asked where the drain field is?

Ben Bosworth: stated on the side of the garage and the inspection failed, so he's putting a raised mound where the existing is.

Charlie Gilson: stated that the applicant wants to do something that currently isn't allowed. We have an area of regulations that we have to follow. For 20 years now the problem has been people building right on a creek, but have made a point that you will give up your accessory building because it can't go in the front yard.

Charlie Gilson opened the public hearing.

Dave Kuiper -10455 Country Trial Court: stated he owned the lot next door and sold it, 7.3 acres. The total build able area is only about one acre. If they keep the drain field where it's at, the repaired drain field will touch his property. Having his property re-surveyed.

Steve Dykstra – Midwest Properties of Michigan: stated he was contacted by Barb and Dave Kuiper to help sell their house. Pointed out property line between the two neighbors. Addressed public on Mr. Bosworth's failed septic inspection, and expressed the concern to get that repaired.

Dennis Byl - 10431 Country Trail Ct.: stated he's not sure where the pole barn will be placed. Dave's barn is in front of his house, but it is very nice. Not many houses in their neighborhood have barns in front of their houses. Concerned the building will be used as a business.

Al Davignon - 10425 Country Trail Ct.: Stated between Ben's pole barn and Dave's barn, that's all he's going to see is barns out of his house. Not looking to have construction traffic.

Marcyln Byl - 10431 Country Trail: Thinks the size of the barn is too large for their area. Believes the traffic is going to be a problem.

Eric Maring - 10419 Country Trail: Concerned about traffic. Requesting elevations and site plan of the proposed building.

Marv Bennink motioned to close the public comments. Tip Bronkema seconded and it carried unanimously.

Mary Gavin provided a motion to table the application until more information about the project is provided. Tip Bronkema seconded and it carried unanimously.

Next Applicant:

Midwest V, LLC – Seeking relief from Section 11.04(b)- C-2 General Commercial District Area Regulations; and Section 15.06(d)14 – Off-street Parking and Loading Requirements specifically Required Number of Parking Spaces.

Andrew Rossell – Civil Engineer with Milanowski & Englert Engineer and Survey. Met with Greg and Toby to introduce the project. The building is set on a size, 70'x130'. Asking a reduction on parking spaces from 48 to 30. In the tenant's retail experience, they know they will not need more than 30. Second variance, is parking and building setbacks. They have an odd shaped parcel. Building setback has part of the building encroached and so does parking. The store does have one over the road semi delivery a week, which will be there early in the morning. Sales area is 7,263 square feet which equal the 48 spaces required parking spaces by ordinance standards.

Peter Oleszczuk: stated the site plan is laid out the way it is, is because the access is only allowed on 8th Ave. per MDOT.

Charlie Gilson opened public comment.

Ed Niemi: 2890 Leonard: asked why the applicant can't you have access to Ironwood? Asked if the bike path has to be on right of way or private property?

Greg Ransford: stated MDOT will not let them have access. Restricted corridor, limits the amount of curb cuts.

Jim Rosendall: 11932 Lamac Dr: asked if there has been a traffic study done? Stated lots of other developers watching this project, the board will be setting a precedent here.

Tom - 14345 Ironwood D.: stated they are already having issues with traffic on 8th Ave., this is going to make traffic worse.

Mary Gavin motioned to close public hearing. Marv Bennink supported and it carried unanimously.

11.04 Building Setbacks Variance – Marv Bennink motioned to deny request. Based on the building is too large for size of property and it does not meet the standards for review. Mary Gavin seconded and it carried unanimously.

Parking - number of spaces: Mary Gavin motioned to deny the request based on it does not meet the standards for review. Tip Bronkema seconded and it carried unanimously.

Parking Setback: Marv Bennink motioned to deny the request based on it does not meet the standards for review. Mary Gavin supported and it carried unanimously.

Next Item: ZBA Schedule for 2020.

Shirley Bruin motioned to approve. Tip Bronkema seconded and it carried unanimously.

Mary Gavin motioned to adjourn.

6:49 PM Meeting Adjourned.

Respectfully submitted,

Cheryl King
Administrative Assistant

