

Tallmadge Charter Township  
Zoning Board of Appeals  
August 5, 2020

7:00 PM Marv Bennink called the meeting to order.

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

Members Absent: Charlie Gilson

Approval of the Agenda:

Shirley Bruin motioned to approve the agenda. Mary Gavin supported. Motion Carried.

Approval of December 9, 2019 Special Meeting Minutes:

Mary Gavion motioned to approve the minutes. Shirley Bruin supported. Motion Carried.

Non Agenda Items: None

New Business:

Public Hearing

AJ Reitberg – 3205 Buchanan Street o Seeking relief from Section 3.02(f)1 – Accessory Uses and Buildings, Minimum Setbacks; and Section 6.04(b) - Rural Preserve District Area Regulations.

AJ Rietberg: stated he has a long narrow 2.3 acres. Right behind his house is a ravine. Property is very hilly and uneven. The front is the best location to build a 24x28 garage. Overhead doors will face the east. Will have to bring in some fill but not as much as other locations of the property.

Marv Bennink opened for public comment:

Erin Viveros – 3200 Buchanan St.: stated she used to live in AJ's house, agrees there's no room on the property for an accessory building. There are water pipes in front of the house which would make it not be able to put the garage 10 feet closer. Does not have a problem with the garage in the front of the house.

Marv Bennink closed the public hearing.

Shirley Bruin motioned to approve the request to build the garage in the front yard. Meets the 5 standards in 3.02 f(1). Mary Gavin supported. Motion carried.

Mary Gavin motioned to approve the variance on front yard setback to be 30 foot instead of the 75 feet. Meets requirements and reference 6.04. Shirley Bruin supported. Motion carried.

Next Item:

Crash's Landing / Jennifer Gillum – 3433 River Hill Drive o Interpretation of Veterinary Clinic o Seeking relief from Section 11.03(j) – Uses Permitted After Special Approval

Jennifer Gillum: stated she is the founder and overseeing a non-profit feline rescue, called Crash's Landing. Rescue cat's only. Currently in NE Grand Rapids in a primarily residential district. Would like a property with more space and less foot traffic that's more peace and quiet. No kill, rescue. Practices veterinary at Clyde Park. All surgeries are at the Clyde Park location. No ethnicizations. Majority care – spade/neuter, vaccinations, etc would be done at the vet clinic. Medical care would such as ointments and antibiotics would continue at the rescue.

Mary Gavin pointed out that the feline is just the domestic house cat.

Marv Bennink opened for public hearing.

Jackline Kramer 3401 River Hill: stated she owns the transmission shop. Supports Jennifer and her mission. Never had one instance of anyone breaking in and security.

Diana Buist – 3585 River Hill Dr.: stated she supports Jennifer and the business.

Brian Gillum: stated he is Jennifer's husband. The State Department of Agriculture used Jennifer's standards as the state's guidelines for cat rescues.

Diana Buist: stated she thinks Jennifer being non-profit does not make her practice a veterinarian hospital, unlike a standard veterinary is for profit.

Marv Bennink closed public hearing.

Tip Bronkema motioned to approve it is a kennel and not a veterinarian's office. Mary Gavin supported. Motion carried.

ZBA Comments: None

Mary Gavin motioned to adjourn. Shirley Bruin supported. Motion carried.

Meeting adjourned 7:54 PM

Respectfully Submitted,  
Cheryl King – Administrative Assistant