

**TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
MARCH 1, 2022**

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

MEMBERS PRESENT: Marv Bennink - Chairman, Mary Gavin, Shirley Bruin, Tip Bronkema, Timothy Smith.

Also Present: Greg Ransford - planner, Sara Moring-Hilt, zoning administrator

APPROVAL OF THE AGENDA: Shirley Bruin motioned to approve the agenda. Tip Bronkema supported and it carried unanimously.

APPROVAL OF THE MINUTES FROM DECEMBER 7, 2021 REGULAR MEETING: Mary Gavin motioned to approved the December minutes. Shirley Bruin supported and it carried unanimously.

NON-AGENDA ITEM INQUIRIES – none

NEW BUSINESS

• Public Hearings

o HPI Grand Valley, LLC – 377 Lake Michigan Drive – 70-10-24-400-069

o Seeking relief from Section 12.02(i)(2) regarding fence enclosure

Marv Bennink opened the floor to the applicant to explain the request. Discussion among the ZBA members and the applicant.

Mary – what is the purpose of having a fence? Greg – A – more of a security issue. Not to obstruct the view of the building.

Marv Bennink – Are the security cameras operational? -- Applicant – Yes.

Mary Gavin – what is the new building going to look like? Applicant – the front of the existing building will be updated and the new building will match the updated existing building.

Shirley Bruins motioned to open the meeting to the public, Tip Bronkema supported and it carried unanimously. No public comment.

Mary Gavin motioned to close the public hearing. Shirley Bruin supported and it carried unanimously.

Timothy Smith moved to approve the request for a variance from Section 12.02(i)(2) noting that the request meets all five standards of Section 21.07(d) of the Zoning Ordinance. Tip Bronkema supported and it carried unanimously.

o Stephan and Darlet Peskin – 10475 Country Trail Court – 70-10-27-300-038

o Seeking relief from Section 3.02(f)1 to allow an accessory building in front of the dwelling

Marv Bennink opened the floor to the applicant. Stephan explained their property situation and the issue with existing building locations and septic system. Hopes to build a visually appealing building, with more features than a basic pole barn structure. With current placement the neighboring properties will have limited line-of-sight of the proposed building. Discussion regarding prior property home owner and their building application and intended use.

Shirley Bruin – Will the building be used for a business? Applicant – No.

Applicant – asked for clarification regarding setbacks. Sara Moring-Hilt - the accessory building must have the same requirements of the principal buildings for side yard setbacks, which with this property would require 20ft setbacks.

Shirley Bruin – what is the maximum size allowed for an accessory building? Greg Ransford – 6,000sf. but the request is specific to the size building shown on their application materials.

Mary Gavin motioned to open the meeting to the public, Shirley Bruin supported and it carried unanimously. No public comment.

Shirley Bruin motioned to close the public hearing. Tip Bronkema supported and it carried unanimously.

Moved to approve the request for variance, to allow the building to be built as specified in the plans, as the variance standards have been met within Section 3.02(f)1. Tip Bronkema supported and it carried unanimously.

- 2022 Meeting Schedule – Discussion about a couple of conflicts on prospective dates. Concession to strike the July 5th and Sept 6th dates from the meeting schedule. Shirley motioned to strike the July 5th and Sept 6th dates from the meeting schedule and to approve the remaining ZBA Schedule. Mary Gavin supported and motion carried unanimously.

OLD BUSINESSS

- None

ZONING BOARD OF APPEALS MEMBER COMMENT – Shirley Bruin – request packets to be mailed out earlier. Discussion on interest in receiving email.

ADJORNMENT 7:40pm

Tim motioned to adjourn. Tip Bronkema supported and it carried unanimously.

Respectfully Submitted,
Jennifer Bosch