

**TALLMADGE CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
SPECIAL MEETING  
December 21, 2023**

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. Members of the public.

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

APPROVAL OF THE MINUTES FROM February 7, 2023 REGULAR MEETING: Tim Smith motioned to approved the minutes. Tip Bronkema supported and it carried unanimously.

NON-AGENDA ITEM INQUIRIES – None.

**NEW BUSINESS**

- Public Hearing
  - o Steve & Dave Grifhorst – 1251 Luce Street – 70-10-35-100-014
  - o Seeking relief from:
    - Section 3.02(g) – Accessory Uses and Building (Height)
    - Section 3.02(i)2 – Accessory Uses and Buildings, Other Accessory Buildings (Number of buildings and area)
    - Use variance to vary from the permitted uses in Section 6.02

Dave Grifhorst took the floor to explain the nature of this requested. Stated the structure had been built in the 1960s by his father for agricultural uses. Currently the structure is being used for storage. They had a fire this past summer and are requesting to rebuild the structure that is basically the same size as was there, but would like to slightly rotate it, allowing a greater distance from an existing building, be able to manage water runoff and snow drifts. Discussion among commissioners and applicant. Applicant will remove all barn debris, except they hope to re-use the cement floor. Intend to use this building for storage. Applicant details the loss they have experienced due to the fire. Applicants states there were 4 buildings prior to the fire, and if approved, only 3 buildings would be proposed

Mary Gavin motioned to open the floor for public comment. Tip Bronkema seconded and it carried unanimously.

**Request #1 – Maximum Area – Maximum building size allowed on a property**

Mike Bisbee – 1632 Lucas St. Owns neighboring property. Clarifies the specs of the proposed building and materials. Size, height, location and exterior material.

Tim Smith read an email correspondence received. Request that no trees be removed to the north, and east. Also requests a dark colored roof. Greg Ransford states that a metal roof must meet the ordinance requirements of gauge and fastener.

Tim Smith motioned to close the floor from public comment, Tip Bronkema seconded and it carried unanimously.

Tim Smith motioned to approve the dimensional variance (as outlined in the Decision and Order) with the following conditions:

- 15,760 sq feet total will be allowed, which is shared by 3 buildings.
- The building will be constructed with a dark colored roof to blend in with trees and landscaping.

Tip Bronkema supported and it carried unanimously.

### **Request #2 – Maximum Number of Buildings**

Mary Gavin motioned to open the floor for public comment. Shirley Bruin seconded and it carried unanimously.

Mike Bisbee – 1632 Lucas St. Asks, if approval is granted of this request, would a precedent be set for future requests? A: No, this would not, given the specialized nature of this request.

Shirley Bruin motioned to close the floor from public comment, Tip Bronkema seconded and it carried unanimously.

Tim Smith motioned to approve (as outlined in the Decision and Order) to allow the maximum Number of Buildings to allow 3 buildings. Tip Bronkema supported and it carried unanimously.

### **Request #3 – Maximum Height**

Tim Smith motioned to open the floor for public comment. Shirley Bruin seconded and it carried unanimously.

No public comment.

Tim Smith motioned to close the floor from public comment, Tip Bronkema seconded and it carried unanimously.

Mary Gavin motioned to allow (as outlined in the Decision and Order) the maximum building height of 26.5 ft as requested. Tim Smith supported, and it carried unanimously.

### **Request #4 - Use Request**

Tim Smith motioned to open the floor for public comment. Mary Gavin seconded and it carried unanimously.

Dave Neswick, 24<sup>th</sup> Ave: What is the use of the property? A: Mainly storage for their building moving company. The equipment requires indoor storage to give it longevity.

Mary Gavin motioned to close the floor from public comment, Tim Smith seconded and it carried unanimously.

Tim Smith motioned to approve (as outlined in the Decision and Order) the use variance request, as it is for an existing business. Mary Gavin supported, and it carried unanimously.

- 2024 Meeting Schedule – Shirley Bruin motioned to strike the April & September Date. Tip Bronkema seconded and it carried unanimously,

#### **OLD BUSINESSS**

- None

#### **ZONING BOARD OF APPEALS MEMBER COMMENT – NONE**

Tim Smith motioned ADJORNMENT. Mary Gavin seconded and it carried unanimously.

Adjournment – 7:49pm

Respectfully submitted,

Jennifer Bosch