

**MINUTES OF THE GAINES CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FOR THE REGULAR MEETING HELD ON
JUNE 8, 2011
AT THE GAINES CHARTER TOWNSHIP OFFICES
8555 KALAMAZOO AVENUE SE
CALEDONIA, MICHIGAN 49316**

I. CALL TO ORDER AND ATTENDANCE. The meeting was called to order at the Township Offices, 8555 Kalamazoo Avenue SE, at 7:00 p.m. by Secretary Steigenga. Attendance was as follows:

- A. MEMBERS PRESENT:** Dick Steigenga, Ted Essenburg, Dan Fryling, Ruth Ringnalda (Alternate)
- B. MEMBERS ABSENT:** Gayle McCrath, Don Drenth
- C. OTHERS PRESENT:** Brian Tingley, Township Planner

II. CONSIDERATION OF MEETING AGENDA

- MOTION:** By **RINGNALDA**, supported by **ESSENBURG**, to approve the agenda for the June 8, 2011 meeting as presented.
- YES:** Steigenga, Essenburg, Fryling, Ringnalda
- NO:** None.
- ABSENT:** McCrath, Drenth
- MOTION CARRIED.**

III. CONSIDERATION OF MEETING MINUTES

- MOTION:** By **RINGNALDA**, supported by **ESSENBURG**, to approve the minutes for the May 25, 2011 special meeting as presented.
- YES:** Steigenga, Essenburg, Fryling, Ringnalda
- NO:** None
- ABSENT:** McCrath, Drenth
- MOTION CARRIED.**

IV. INQUIRY OF CONFLICT OF INTEREST: None.

V. ADVERTISED PUBLIC HEARINGS:

1. **7:05 PM – 9255 High Point Drive SE – Dimensional Variance – Request to allow for a land division resulting in a 57,500 square foot lot, where the minimum required is 80,000 square feet – File No. 110512RS**

Steigenga invited the applicant to present his request.

The applicant, Richard Slotsema, stated that he is looking to sell a portion of his property to recoup lost savings due to cancer. He stated he is able to create two 80,000 square foot lots, but believes the smaller lot results in better layouts for the resulting lots.

Steigenga opened the public hearing at 7:05 PM. As there was no member of the public wishing to comment, the public hearing was closed at the same time.

Fryling found that the applicant had had a preliminary meeting with the Road Commission, but a drive location on 92nd Street for the new lot had not been determined.

Steigenga asked staff about its recommendation of approval.

Tingley stated that the nearby Capen’s Pointe development had an average lot size of just over 47,000 square feet. In addition, the Monte Vista development has 15 lots that are less than the requested 57,500 square feet.

Ringnalda found from staff that the two nearby developments were the major factor in its recommendation.

- MOTION:** By **ESSENBURG**, supported by **RINGNALDA**, to approve the requested dimensional variance for File No. 110512RS, based on the findings as listed in the staff report dated 5/27/11.
- YES:** Steigenga, Essenburg, Fryling, Ringnalda
- NO:** None
- ABSENT:** McCrath, Drenth
- MOTION CARRIED.**

VI. PUBLIC COMMENT ON NON-AGENDA ITEMS: None.

VII. GENERAL DISCUSSION.

- 2. Election of Officers - 2011

The Board kept this item tabled in order to have all current officers present when decisions were made.

VIII. ADJOURNMENT

- MOTION:** By, **RINGNALDA**s supported by **ESSENBURG**, to adjourn.
- AYES:** Steigenga, Essenburg, Fryling, Ringnalda
- NAYS:** None
- ABSENT:** McCrath, Drenth
- MOTION CARRIED.**

Meeting adjourned at 7:24 p.m.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the June 8, 2011 regular meeting of the Gaines Charter Township Zoning Board of Appeals held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

 Richard Steigenga, Secretary
 Gaines Charter Township
 Zoning Board of Appeals

Dated: _____, 2011