

**MEETING MINUTES OF THE GAINES CHARTER TOWNSHIP ZONING BOARD OF APPEALS
FOR THE REGULAR MEETING HELD ON
AUGUST 8, 2018
AT THE GAINES CHARTER TOWNSHIP OFFICES
8555 KALAMAZOO AVENUE SE • CALEDONIA, MICHIGAN 49316**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:05 p.m. by Chair Werkema. A quorum was present.

MEMBERS PRESENT: Michael Alex Brew, Don Hilton, Connie Giarmo, Ruth Ringnalda, Tom Werkema, Phil Tietz (Alternate Member)

MEMBERS ABSENT: None

OTHERS PRESENT: Matt McKernan, Assistant Planner

II. CONSIDERATION OF MEETING AGENDA

None

III. CONSIDERATION OF MEETING MINUTES

October 11, 2017 – Regular Meeting Minutes

MOTION: By Member Ringnalda supported by Member Tietz to approve the minutes for the October 11, 2017 Regular Meeting.

Ayes: Giarmo, Brew, Hilton, Ringnalda, Werkema

Nays: None

Abstain: None

Motion: Passed

IV. INQUIRY OF CONFLICT OF INTEREST

None

V. ADVERTISED PUBLIC HEARINGS:

1. 7594 Jamie Lane (RL-10)

Dimensional variance for a 30ft front yard setback where a 35ft setback is required to allow for an expansion to the south side of an existing attached garage.

Glenn Carlson, applicant

Carlson is finalizing an agreement to purchase 7594 Jamie Lane. The current owner of the property has given Carlson permission to request a dimensional variance that would allow him to add a third stall to the attached garage. The proposed size of the garage is the minimum that would allow him to park a vehicle.

Chair Werkema opened and closed the public hearing at 7:11 pm.

MOTION: By Member Brew, supported by Member Giarmo, to enter the staff report dated August 1, 2018 into the public record.

Discussion: None

Ayes: Brew, Giarmo, Hilton, Ringnalda, Werkema

Nays: None

Abstain: None

Motion: Passed

ZBA members discussed the review standards for dimensional variances found in Section 26.8(D) of the GCTZO. The ZBA concurred with staff's assessment that granting the variance would not be detrimental to neighboring properties. The ZBA determined that the home was placed in its current location before the Township created the requirement that corner lots have two front yard setbacks and therefore the hardship was not self-created.

MOTION: By Member Hilton, supported by Member Ringnalda to approve the dimensional variance for a 30ft front yard setback from the 76th Street right-of-way. The basis for the decision is the following facts and conclusions:

1. The requested variance is the minimum that will facilitate construction of a 3-stall garage.
2. Public safety is not likely to be impacted as a result of any reduced vision caused by the addition.
3. Granting the variance is unlikely to be detrimental to the public welfare or change the essential residential character of the neighborhood.
4. Not a self-created hardship because of the unique condition that the Township changed the rules for determining setbacks after the house had already been constructed.
5. Other options for expanding to the south side of the structure without the need for a variance require a level of alteration to the existing floor plan that are overly burdensome and amount to a practical difficulty.

Discussion: Member Hilton requested that Staff investigate whether or not a tree in the southwest corner of the property was within the "clear vision zone" and to take the appropriate steps to remediate the issue.

Ayes: Brew, Giarmo, Hilton, Ringnalda, Werkema

Nays: None

Abstain: None

Motion: Passed

VI. GENERAL DISCUSSION

1. Election of Officers

MOTION: By Member Hilton, supported by Member Giarmo, to nominate Tom Werkema for Chair, Ruth Ringnalda for Vice Chair, and Michael Alex Brew as Secretary of the ZBA for 2018.

Discussion: None

Ayes: Brew, Giarmo, Hilton, Ringnalda, Werkema

Nays: None

Abstain: None

Motion: **Passed**

VII. ADJOURNMENT

MOTION: By Member Ringnalda, supported by Member Giarmo, to adjourn the meeting.

Ayes: Brew, Giarmo, Hilton, Ringnalda, Werkema

Nays: None

Abstain: None

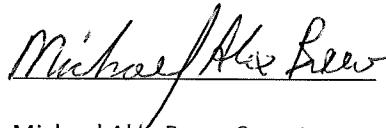
Motion: **Passed**

Meeting Adjourned at 7:30 pm.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the August 8, 2018 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,

A handwritten signature in cursive script that reads "Michael Alex Brew". The signature is written in black ink and is positioned above the printed name.

Michael Alex Brew, Secretary
Gaines Charter Township
Zoning Board of Appeals

Dated: September 12, 2018