

**BYRON TOWNSHIP ZONING BOARD OF APPEALS
MINUTES OF SPECIAL MEETING
DECEMBER 5, 2001**

The special meeting of the Byron Township Board of Appeals was called to order by Chairman Abe Vander Woude on Wednesday December 5, 2001, at 5:30 P.M. Members present were Seymour Gould, Jeff Brinks, Kathy Burgess, Jim Haagsma and Abe Vander Woude. Also present was Building Inspector, Randy Zomerlei.

**5:30 p.m. Yvonne Alles & Harry Lane for 7080 Byron Center Ave SW., Byron Center, MI.
Re: An approval of a permit to move a house from 5273 Clyde Park Avenue SW to 7080 Byron Center Avenue SW.**

Mr. Brinks read the public notice. All property owners within 300' feet of the subject property were notified and one written response was received from Kevin Hoezee of 2295 Bruce Scott Ct., stating he has no opposition on the request to move the house.

Mr. Yvonne Alles was present to state why the variance was needed, she also added that the house would have new vinyl siding on three sides, new roof on garage and house, landscaping and a walkout basement.

Mr. John Tewinkel of 7060 Byron Center Ave SW., stated that with the detention pond there is only 40 ft of road frontage left and asked who is responsible for the detention pond and where the water was going to go, there is a lot of water there now.

Mr. Zomerlei stated the Kent Country Drain Commission is responsible for the detention pond.

Mr. Henry Tubergen of 7575 Whistlevale Dr SW., asked of the home would be single family or duplex and also stated his concerns about water. He wants to make sure that proper grading is done so the water runs the right way.

Ms. Fran Falen, legal guardian of Priscilla Hunter at 7110 Byron Center Ave, stated she has no concern with the water, but the different zoning requirements.

Mr. Vander Woude closed the public portion of the meeting.

Mr. Brinks stated the detention pond sits in an easement, the owner of the property stills pays the taxes for it and it does not affect the road frontage.

Mr. Lane stated the developer of the plat would make sure the property is graded right for water drainage.

A motion was made by Mr. Gould, supported by Mr. Brinks, to grant the approval of a permit to move the house with the following conditions:

1. The house shall be brought up to the current codes for Building, Mechanical and Electrical.
2. Vinyl siding to done on three sides, new roof on garage and house.
3. New deck
4. New egress windows in basement.
5. A letter from the Kent Country Drain Commission on how to take care of the drainage for the property.
6. Landscaping to be done by June 1, 2002.
7. A 15,000 bond or letter or credit to be presented to the Township good until July 1, 2002.
8. The house shall remain single family.

Roll call vote: Brinks - yes; Haagsma - yes; Burgess – yes; Gould - yes and Vander Woude - yes.
Motion Carried - variance granted.

Adjournment

At 6:00 p.m., it was moved by Brinks, supported by Gould, to adjourn the meeting. All voted aye. Motion carried.

Jeff Brinks
Secretary of Board of Appeals