

**BYRON TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING –January 23, 2002
MINUTES**

The regular meeting of the Byron Township Board of Appeals was called to order by Vice Chairman Jim Haagsma on Wednesday January 23, 2002 at 7:00 P.M., at the Byron Township Offices, 8085 Byron Center Ave., Byron Center, MI.

Members present were: Seymour Gould, James Haagsma, Jeff Brinks and Kathy Burgess.
Members absent: Abe VanderWoude.

Others present: Jack Holwerda, Jerry Berkenpas and building Inspector Randy Zomerlei.

7:00 p.m. Holwerda Greenhouse for 6861 Byron Center Ave. Re: A sign variance per Art. XVII, Sec. 17.3 (f) of the Byron Township Zoning Ordinance.

Mr. Brinks read the public notice. All property owners within 300 feet of the subject property were notified and no written response were received.

Mr. Jack Holwerda was present to state why the variance was needed.

Mr. Jack Holwerda stated that they spent a lot of money to improve the looks of their retail store, for the benefit of the neighborhood, and also stated that the speed vehicles go past, that a larger sign would be easier to read, and they would be able to advertise their specials on the sign. He again stressed that the appearance of the new sign would enhance the appearance of his business and the neighborhood.

No further public comments were offered.

Mr. Haagsma closed the public portion of the meeting.

A motion was made by Mr. Gould, supported by Mr. Brinks, to grant the sign variance, with the understanding that the new sign is not to exceed 38 ½ sq ft. and that there will never be any signage on the exterior of the building. This new sign would be the only one allowed. The old sign would have to come down before the new one can go up.

Roll call vote: Haagsma - yes; Brinks - yes; Gould - yes; Burgess - yes; Motion carried variance

granted.

Approval of the Minutes of December 26, 2001

It was moved by Gould, supported by Burgess to approve the December 26, 2001 Zoning Board of Appeals minutes as written. All voted aye. Motion Carried.

7:15 p.m. First Byron Center Christian Reformed Church 2450 - 85th St. SW. Re:a 21 ft front yard setback variance and 29 ft height variance.

Jeff Brinks stepped down to represent the church to present this request.

Mrs. Burgess read the public notice. All property owners within 300 feet of the subject property were notified and no written response were received.

Jeff Brinks stated why the variance was needed.

Dan & Kim Montague, 8555 Byron Center Ave. commented that they received notice 2 days ago that their home would be a parking lot. They felt the church should have informed them, and presented them with a written agreement.

Norm Van Solkema, a representative from the church, stated he met with the Montague's that afternoon, they were told that their home was assessed, and that the church was not trying to deceive anyone.

No further public comments were offered.

Mr. Haagsma closed the public portion of the meeting.

A motion was made by Gould, supported by Burgess, to grant the 21 ft. front yard setback variance. Roll call vote: Gould - yes; Haagsma - yes; Burgess - yes. Motion carried variance granted.

A motion was made by Haagsma, supported by Burgess to grant the variance for 19 ft. height variance, not 29 ft. as requested.

Roll call vote: Gould - yes; Haagsma - yes; Burgess - yes. Motion carried variance granted.

7:30 p.m. B & G Development LLC 6849 Quincy Drive SW. Re: for a 20 ft rear yard setback variance.

Mr. Brinks read the public notice. All property owners within 300 feet of the subject property were notified and no written response were received.

Mr. Jerry Berkenpas was present to state why the variance was needed.

Mr. Mike Dulak, 6873 Quincy stated he did not receive a notice, and he was concerned about the existing right of way.

Mr. Jerry Clore, 334 - 68th St. has no problem with Silverleaf Condominiums, they do a great job, but he is concerned about added traffic, and the amount of parking spaces that they plan on adding.

Mr. Herm Scholten, a board member of the Silverleaf Association, would encourage this variance to be passed. As an association board member of the Silverleaf Condominiums he feels, as well as the other association board members, that they should be notified of any proposed changes or additions.

No further public comments were offered.

Mr. Haagsma closed the public portion of the meeting.

A motion was made by Mr. Gould, supported by Mr. Brinks to grant the 20 ft. rear yard set back variance. Roll call vote: Gould - yes; Haagsma - yes; Brinks - yes; Burgess - yes; Motion carried variance granted.

8:28 p.m. it was moved by Gould, supported by Burgess to adjourn the meeting. All voted aye. Motion carried.

Jeff Brinks
Secretary of Board of Appeals