

***BYRON TOWNSHIP ZONING BOARD OF APPEALS  
REGULAR MEETING – June 26, 2002  
MINUTES***

The regular meeting of the Byron Township Board of Appeals was called to order by Chairman Abe Vander Woude on Wednesday June 26, 2002 at 7:00 P.M., at the Byron Township Offices, 8085 Byron Center Ave., Byron Center, MI.

Members present were: Abe Vander Woude, Seymour Gould, Jim Haagsma, and Kathy Burgess.

Members absent: Jeff Brinks

Others present: Building Inspector Randy Zomerlei, Ryan Buitter, Maria Stuby

**7:00 p.m. Ryan Buitter a request to move a house from 8535 Byron Center Ave., to 3698 - 92<sup>nd</sup> St. SW.**

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

Mr. Ryan Buitter was present to state that his intention will be to move the house on a foundation, and to live in the house.

Mr. Seymour Gould asked about the garage. Mr. Buitter stated that the garage would be torn down.

Mr. Jim Haagsma asked where he intended to locate the house on the lot. Mr. Buitter commented that it would be 200 - 300 ft. back. He hopes to move the home about mid August.

Chairman Abe Vander Woude closed the public portion of the meeting.

A motion was made by Gould supported by Haagsma to approve the moving of the house from 8535 Byron Center Ave. to 3698 - 92<sup>nd</sup> St. SW with the following stipulations:

- garage must be town down
- house is brought up to the Inspections specifications
- install handrails on stairs where missing and return handrail ends to walls
- all bedrooms must have smoke detectors, also smoke detectors on each floor
- all detectors must be hard wired and interconnected
- install guardrail around stair opening in attic
- need headroom on stairs to basement and to second floor
- all paper must be removed from exposed insulation

- landscaping completed by the end of Oct. 2002 (if not able to complete by deadline you are requested to come to the Township and ask for an extension)
- a cash bond of \$15,000 to be presented to the Township good until Nov. 30, 2002.

Seymour Gould made an amend to the motion supported by Haagsma that the reason for granting this request is that this request does goes along with our general Ordinance, that the house after inspecting it, is a sturdy home to move and the house will fit nicely with the neighboring homes. Roll call vote: Haagsma - yes; Burgess - yes; Gould - yes; Vander Woude - No; Motion Carried. Request granted.

### **Approval of the Minutes of May 22, 2002**

A motion was made by Vander Woude supported by Haagsma to approve the May 22, 2002 Zoning Board of Appeals minutes as written. All voted aye. Motion Carried.

### **Miscellaneous**

Regarding the letter from **Maria Stuby** stating their interest in purchasing property in Byron Township to operate an adult foster care facility for the hearing impaired. Maria Stuby stated that after having inspections done on the home they were looking at to purchase, they found some material defects. At this time she would like to withdraw her desire for an application until another home is found. The board thanked her for taking the time to come to the meeting to inform them of their intent.

The Board discussed the ZBA Workshop that Jim Haagsma, Seymour Gould, Abe Vander Woude and Jeff Brinks attended on June 18, 2002.

Suggestion made at this meeting:

- an annual review of all request (average of approved and unapproved items)
- voting and using findings of fact to document the decision made
- attaching conditions (as part of the minutes)
- using the zoning ordinance standards

Other items discussed were:

100<sup>th</sup> St (the cars parked in the ditch)

Kapteyn property on Division

Pfeiffer Farm Sign (advertising Real Estate) it was approved as only a site sign.

Question from Randy in reference to the property on 8211 Wilson Ave. This is a small lot under 1 acre. The home is up for sale, and they have a potential buyer, but the buyer was wondering if they could put up an accessory building. Setbacks are the issue here. Randy will check into this further.

### **ADJOURNMENT**

8:20p.m. It was moved by Haagsma supported by Gould to adjourn the meeting. All voted aye.  
Motion Carried.

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Jeff Brinks  
Secretary of Board of Appeals