

BYRON TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING – August 28, 2002
MINUTES

The regular meeting of the Byron Township Board of Appeals was called to order by Chairman Abe Vander Woude on Wednesday August 28, 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, Jeff Brinks and Kathy Burgess.

7:00 p.m. South Christian High School for a 1050 sq ft. area variance to construct an accessory building located at 160 - 68th St. SW

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

Mr. Steve Longstreet who is a member of the South Christian High School Board was present to state why this variance to construct an accessory building is necessary.

Mr. Longstreet commented that they would like to have this accessory building to store the grounds and maintenance equipment. The building will be 30' x 40' with a 17 ½' peak. The old trailer would be removed.

No public comments were made.

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

Jeff Brinks asked where on the property would this building will be located. Mr. Longstreet responded by saying that it will be going behind the football uprights. We will be cleaning up the back corner.

A motion was made by Brinks supported by Haagsma to grant the variance per the Byron Township Ordinance Article XXI 21.6, (2) & (3).

Roll call vote: Haagsma - yes, Brinks - yes, Burgess - yes, Vander Woude - yes, Gould - yes.
All voted aye. Motion Carried.

Approval of the minutes of July 24, 2002

A motion was made by Haagsma supported by Gould to approve the July 24, 2002, Zoning Board of Appeals minutes as written. Abe Vander Woude abstained due to his absence at the July 24th meeting. All voted aye. Motion Carried.

Approval of the minutes of July 30, 2002

A motion was made by Haagsma supported by Burgess to approve the July 30, 2002 Zoning Board of Appeals Special Meeting minutes as written. Abe Vander Woude abstained due to his absence at the July 30th meeting. All voted aye. Motion Carried.

Miscellaneous

**Jeff Brinks stated that he received a letter from Exxel Engineering asking for an extension of the variance which was approved by the Township Board of Appeals in August, 2001 for the Silverleaf Condo project. All other permits, such as the extensions of the public water main and sanitary sewer and soil erosion have been obtained and they plan to proceed as soon as possible. The reason for the delay, is the ongoing road construction project along 68th St. They are asking for a 6 month extension.

Abe Vander Woude stated that he thought this request of 6 months sounded very reasonable. A motion was made by Gould supported by Haagsma to grant the 6month extension. Roll call vote: Burgess - yes, Brinks - yes, Gould - yes, Haagsma - yes, Vander Woude - yes. Motion Carried. Extension granted.

**Kathy Burgess reported that the Township Board has approved the Zoning Board of Appeals request for an alternate to attend the meetings. They approved one alternate for sure and possibly two. They did suggest that this person have a familiar background in this area. If any one has any names that they could possibly consider, please give them to Kathy and she will forward them to the Board. This person should attend as many meetings as possible

7:15 p.m. Jerry L. Clore DMD - for a 68 sq ft. sign area variance located at 334 - 68th St. SW

Mr. Jeff Brinks read the public notice. All property owners within 300 feet of the subject property were notified, and one written response was received.

Jeff Brinks read the letter from Larry Quakkelaar stating his concerns and that he is against this request.

Mr. Jerry Clore was present to state why this variance request is needed. He stated that the amount of square footage that is allowed in his area is just not enough. The building will have multi-tenants which he stated should have their own square footage allowance. The lot is bigger than the average lot. It has 198 ft of frontage on 68th Street. The entire building faces the west. A sign would help to let people know what and who is in the building. He also stated that potential tenants have stated

that they need more sign exposure if they are to locate their business in his building. It's a very attractive building.

Mac Van Dyke - 7154 Springtree wanted to know where the sign would be located, and the size. But after hearing Mr. Clores request and explanation he thought it sounded very good, and was in favor of the sign.

Mike Dulak - 6873 Quincy stated that this is a very beautiful building, in a good neighborhood. He commented that he has no objection to the sign.

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

After some discussion a motion was made by Gould supported by Brinks to deny this request per Byron Township Zoning Ordinance 21.6 articles 1, 2, and 3.

Roll call vote: Brinks - yes, Burgess - yes, Gould - yes, Haagsma - yes, Vander Woude - No.

Motion Carried. Variance denied.

7:30p.m. Rajesh Patel for a 40' height and 142 sq ft. area variance for a primary sign & 4' height and 16 sq ft. area variance for a secondary sign and a 7 sq ft. area and 5' height to construct a directional sign located at: 192 - 76th St. SW

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

Mr. Don De Groot from Excel Engineering was present to state the reason why they are requesting this sign variance. He stated that they are requesting 3 separate variances. The pylon sign variance is to meet the height of the existing signs in the neighborhood, such as the Meijer C-Stop, and Amerihost. The additional variances that we are requesting would help attract cliental coming down the highway. The directional sign the owner felt was important.

No public comments were made.

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

Mr. Haagsma stated that if you give them permission to build, you want them to succeed. He stated that he does a lot of highway driving, and signs are important to him. If you allow business's you must allow signage.

Mr. Vander Woude commented that we don't want this to become an empty building. He does need signage.

A motion was made by Haagsma supported by Burgess to grant the 40' height & 142 sq ft area primary sign.

Roll call vote: Gould - No, Burgess - Yes, Brinks - No, Haagsma - Yes, Vander Woude - Yes.

Motion Carried. Variance granted.

A motion was made by Haagsma supported by Gould to deny the 4' height and 16 sq ft. area variance.

Roll call vote: Brinks - yes, Burgess - yes, Haagsma - yes, Gould - yes, Vander Woude - yes.
Motion Carried. Variance denied.

A motion was made by Brinks supported by Gould to deny the 7 sq ft. area and 5' height direction sign.

Roll call vote: Haagsma - yes, Brinks - yes, Gould - yes, Vander Woude – yes, Burgess – yes.
Motion Carried. Variance denied.

ADJOURNMENT

8:43 p.m. It was moved by Haagsma supported by Gould to adjourn the meeting. All voted aye.
Motion Carried.

Jeff Brinks
Secretary of Board of Appeals