

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

The regular meeting of the Byron Township Board of Appeals was called to order by Chairman Abe Vander Woude on Wednesday October 23, 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. Deloris Bieber – for a 10' +/- front yard setback variance to construct a new home in the same location as the existing home located at 9256 Ivanrest.

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

Jerry Bieber was present to state why this variance is needed. He stated that they would like to build the new house as close to the road as the old house was or possibly as far back as possible without interfering with the power lines. It would cost \$1800 to move the poles to the front of the house, plus trees would have to cut down in front of the house, which would be an additional expense on our part.

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

Mr. Haagsma asked if these power lines were moved to the front, how would they affect the trees? Mr. Bieber stated that they would have to come down. Consumers Power did notify him, and said that they would not move the poles to the front of the house.

Mr. Bieber also stated that they would be putting new footings and foundation under the new home.

After some discussion a motion was made by Mr. Gould supported by Haagsma to grant this variance with the stipulation that the new home can not be built any closer to the road than the previous house.

Roll Call Vote: Brinks - yes, Haagsma - yes, Burgess - yes, Gould - yes, Vander Woude - yes.
Motion Carried. Variance granted.

Approval of the minutes of the September 25, 2002

Correction needed on the omission of a 2 stall garage in the comment made by Steve Yonker for the Steve & Sue Yonker public hearing.

A motion was made by Haagsma supported by Brinks to approve the September 25, 2002, Zoning Board of Appeals minutes as corrected. All voted aye. Motion Carried.

7:15 p.m. Fox Brothers - for a 17' sideyard setback variance to construct an accessory structure located at 7320 Clyde Park Ave. SW.

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

Mr. Fox stated that they would like to construct a carport. It will be made of metal and stand approximately 10 ft. high and the roof will slope away from the lot line. This area is already being used for outside storage. A carport would simply clean up the area and improve the appearance of the existing area for our business and the neighborhood. Mr. Fox handed out a picture and information about the proposed carport to each of the Board members.

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

After some discussion a motion was made by Haagsma supported by Gould to grant the 3' setback variance plus a privacy fence must be erected along the front to hide the storage area. This will greatly add to the appearance of the neighborhood.

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

Miscellaneous

Following items were discussed.

1. Digital signs & reader boards.

Mr. Gould stated that the Township Attorney and Mr. Larry Nix are working on redoing the original sign ordinance. Until a change is made in the ordinance, we will handle each case separately as they are submitted.

2. Mr. Brinks mentioned that the December B.O.A. meeting falls on Christmas Day. It was suggested that we do not meet in December. If something is submitted, we could possibly set a special meeting.

3. The Building Department asked the Board to give a formal interpretation of a massage establishment. Would this mean that a person could rent space from a doctor and be exempt from going through a special use permit? The Board felt that this ordinance should also be

checked for a possible change. It was decided that until the needed changes are made to the zoning ordinance, a Special Use permit will be needed.

Adjournment

7:50 p.m. It was moved by Gould supported by Haagsma to adjourn the meeting. All voted aye. Motion Carried.

Jeff Brinks
Secretary of Board of Appeals