

***BYRON TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING – September 24, 2003
MINUTES***

The regular meeting of the Byron Township Board of Appeals was called to order by Chairman Abe VanderWoude Wednesday September 24, 2003, at 7:00 p.m. at the Byron Township Offices, 8085 Byron Center Ave. Byron Center, MI.

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

Approval of the minutes of the August 27, 2003 meeting.

A motion was made by Haagsma supported by Burgess to approve the minutes as corrected. All voted aye. Motion Carried.

Approval of the minutes of the September 8, 2003 special meeting.

A motion was made by Gould supported by Brinks to approve the minutes as written. All voted aye. Motion Carried. VanderWoude abstained due to absent from the September 8th meeting.

7:05 p.m. Ryan Buitter - for a 308 sq ft. area variance to construct a garage for property located at: 3738 - 92nd St.

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

Ryan Buitter was present and stated why he is requesting this variance. He mentioned that he would like a 3 stall garage attached to his house for his automobiles. The house is large and a bigger garage would look better.

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

After some discussion a motion was made by Brinks supported by Haagsma to grant the 308 sq ft. area variance with the stipulation that this 308 sq footage be deducted from any accessory building allowance in the future, and it does meet Zoning Ordinance Article 21.6 (2) & (3).

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

7:15p.m. Abel Vander Woude for a 424 sq ft. area variance and a 7' height variance to

construct an accessory building for the property located at 8530 Clyde Park Ave. SW

Chairman Vander Woude stepped down due to conflict of interest.

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

Abe Vander Woude was present to explain why he is requesting this variance. He stated that his property is exceptional due to the angles of the lot lines. He said that this building would not be visible from the north or the west due to all the pine trees. He also mentioned that his house is higher as are a lot of the homes in his neighborhood, so the height of this building will not look out of proportion. He said he would like to keep a travel trailer inside, plus a plow, disc, boats, etc.

Ed Bowen - 771 Alles Dr. stated that he probably is the closest to this property and he supports this idea.

Vice Chairman Jim Haagsma closed the public portion of the meeting.

Burgess asked about the location of the building and what his intentions were for the two existing buildings on his property.

Abe Vander Woude stated that he will put the barn as far back as he is allowed to go. The two existing barns on the property would either be sold (removed) or taken down.

After some discussion it was decided to vote on these two variances separately.

A motion was made by Gould supported by Brinks to grant the 346 sq ft. area variance with the stipulation that the two existing buildings be removed 30 days after the completion of the new building.

Roll call vote: Burgess - yes: Tubergen - yes: Brinks - yes: Haagsma - yes: Gould - yes.
Motion Carried. Area variance granted.

Gould commented that he would have a real problem with this request if the homes in the area were lower. But they are all higher (2 story) homes.

Brinks stated that the new ordinance for height change has just been sent to the Township Board for approval from the Planning Commission. Now if we approve this, we are granting a variance on a brand new ordinance change. Yes it is true, it looks better to get these items inside a building.

After some additional discussion a motion was made by Tubergen supported by Burgess to grant a 6' height variance not a 7' height variance as requested..

Roll call vote: Burgess - yes: Brinks - no: Gould - yes: Tubergen - yes: Haagsma - yes.
Motion Carried. Height variance granted for 6'.

Adjournment

7:40 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