

***BYRON TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING – June 23, 2004
MINUTES***

The regular meeting of the Byron Township Board of Appeals was called to order by Chairman Abe VanderWoude on Wednesday June 23, 2004, at 7:00 p.m. at the Byron Township Offices, 8085 Byron Center Ave. Byron Center, MI.

Members present were: Abe Vander Woude, James Haagsma, Seymour Gould, Jeff Brinks, Kathy Burgess, and alternate Doug Tubergen. Also present were Mr. Randy Zomerlei, Township Building Official and Recording Secretary LaVonne Kuiper.

7:00 p.m. – Michael DeHaan for a 20' sideyard setback variance to construct a house addition for property located at 9638 South Division.

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

Michael DeHaan was present to comment on his request. He stated that the reason he is asking for this variance is because of the shape of the lot and where the house is located which makes his options limited for expansion. Building on to the north is not preferred because of how we want to use the addition and the potential for additional cost.

Michael DeHaan stated that he did have one written response. Jeff Brinks read the written response from Michael & Sharon LeRoy stating their approval of the addition.

No public comments were made.

Chairman VanderWoude closed the public portion of the meeting.

After much discussion a motion was made by Haagsma supported by Burgess to grant a 17.2' sideyard setback variance. Variance meets Byron Township Ordinance 21.6 2-3.

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

7:15 - Rick & Gina Schepers - request for a 2020 sq ft. area variance to allow an existing accessory building to remain with a proposed 4.7 acre parcel for the property located at 4699 - 64th St. SW

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

Rick Schepers was present to explain his request. He stated that he would like to split his 10 acre parcel into two separate parcels. He would like to build a ranch home for his wife who has MS, and keep the accessory building with the 4.7 acre parcel.

Ronald Baker – 4715 - 64th St. SW stated that he has no objection to splitting the parcels but is concerned to the location of the driveway. He commented that they can work something out.

No further public comments were made.

Chairman Vander Woude closed the public portion of the meeting.

Doug Tubergen asked the applicant if he built the original home. Mr. Schepers responded by saying that he did not build the home. He did add 2400 sq ft. to the accessory building after they moved there.

Gould commented that we had a similar request a few months ago. The building fits the property now, but if the split occurs it does not. We have to remain consistent in these requests. In response to Mr. Baker's concern to the driveway location, we have no control over that. The Kent County Road Commission would determine the location.

After much discussion a motion was made by Gould supported by Brinks to deny this request as it does not meet any part of Byron Township Ordinance Article 21.6 1-2 or 3.

Roll call vote: Burgess -yes. Gould -yes. Haagsma -yes. Brinks - yes. VanderWoude - yes. Motion Carried. Variance denied.

Approval of the Minutes – May 26, 2004

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

Miscellaneous

- 3160 Indigo Ridge Ct. (dog house verses accessory building)

Jeff Brinks read a letter from George & Karen Rookus concerning their dog Cody and the size of his dog house. The letter explained that Cody has MS and will be

passing away soon. They would like to keep the shed until that time.

It was the consensus of the members of the Board of Appeals that if they want to keep the shed they will have to come and ask for a variance.

It was decided to notify George & Karn Rookus by letter stating that they will be given until January 12, 2005 to apply for a variance if Cody is still living and they wish to keep the shed.

Adjournment

8:45 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