

BYRON TOWNSHIP ZONING BOARD OF APPEALS MEETING MINUTES

April 25, 2007

7:00 p.m.

A meeting of the Byron Township Board of Appeals was called to order by Chairman Abe Vander Woude on Wednesday, April 25, 2007, 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, James Haagsma, Kathy Burgess, and Jeff Brinks. Absent: Alternate Doug Tubergen. Also present was Recording Secretary LaVonne Kuiper.

7:00 p.m. – Postema Sign & Graphics requesting a 185 sq ft., sign area variance for building signage for the property located at 201 – 76th St. SW.

Mr. Jeff Brinks read the public notice and affirmed that the notice was published once in the South Advance and mailed to all property owners with 300' of the property. There were no written responses.

Matt Jarka from Postema Sign was present to explain the variance request. He commented that he did not understand why the notice stated that they were requesting a 185 sq ft., variance.

Chairman Vander Woude opened the public hearing.

No public comments were made.

Chairman Vander Woude closed the public portion of the meeting.

Jeff Brinks explained that this building is allowed 50 sq ft., of signage per Township Ordinance. When you add all the signage up that is already on the building and add what you are proposing equals 185 sq ft.

Matt then explained that American RV and Camping World are two separate businesses. They occupy the same building and compliment each other. The reason they are requesting this size of a sign is for visibility and exposure.

Chairman Vander Woude asked the applicant what was exceptional to his property that does not apply generally to other properties.

The applicant stated this is not a normal situation due to two separate business located in the same building in an Industrial zoning.

Haagsma stated he has mixed emotions regarding this. He likes to see a business succeed, but this is a huge variance. If each business had a separate building they each would be allowed a 50 sq. ft. sign.

Brinks commented a letter was received from American RV stating Camping World is leasing a portion of their building.

Various items discussed were the square footage that Camping World leases, and the option to remove the showroom sign from the building.

After much discussion a motion was made by Brinks supported by Haagsma to grant the variance to allow Camping World the sign as presented with the stipulation that the present showroom sign be removed.

Roll call vote: Haagsma - yes. Burgess - yes. Brinks - yes. Gould - yes. VanderWoude - yes.

Motion Carried.

7:40 p.m. – William Sterk for a house moving permit for the property located at 8700 Burlingame Ave. SW.

Mr. Jeff Brinks read the public notice and affirmed that the notice was published once in the South Advance and mailed to all property owners within 300' of the property. There were no written responses.

Mr. Sterk was present to explain his request. He stated he plans on moving into this home and his present home is for sale. He will make it look really nice. He also purchased the home next to this one and the landscaping proposed will enhance both properties. He said the process has been slow due to the wet weather.

Chairman Vander Woude opened the public hearing.

No public comments were made.

Chairman Vander Woude closed the public portion of the meeting.

Gould commented on the note that the board members received from the Township Building Inspector stating that this home must be brought up to

the current code standards. He stated he visited the home and the windows and the roof looked like they were in good condition.

Chairman Vander Woude stated it is a very nice home and the outside looks good. It fits in that area real well. He asked Mr. Sterk about the possibility of putting up a garage in the future.

Mr. Sterk responded by saying he was not real sure as to what he was going to do about that. He felt with the type of house that it is an attached garage would spoil the looks of the house. Maybe he will build a garage toward the back of the house and put a circle drive in the front.

Burgess commented to Mr. Sterk that if and when he does build a garage he will be required to obtain a building permit from the Township.

Mr. Sterk stated he was aware of that and thanked her for that information.

After some discussion a motion was made by Gould supported by Burgess to allow a permit for this house move with the following stipulations:

1. All building, plumbing, mechanical & electrical must be brought up to code and completed by October 31, 2007.
2. All landscaping must be completed by October 31, 2007.
3. A letter of credit to be established with the Township Clerk in the amount of \$10,000 to expire on November 30, 2007.

Roll Call Vote: Burgess - yes. Gould - yes. Haagsma - yes. Brinks - yes. Vander Woude - yes.

Motion Carried.

Approval of Minutes – April 25, 2007

A motion was made by Haagsma supported by Burgess to approve the minutes as written.

Yes - 5. No - 0.

Miscellaneous

Jeff Brinks reminded the board of the special ZBA Public Hearing which is scheduled for May 10, 2007 at 5:00 p.m.

Kathy Burgess stated the Joint Meeting with the Township Board, Planning Commission and the Zoning Board of Appeals is scheduled for Thursday, May 17, 2007 at 6:00 p.m. There will be a speaker from MTA discussing various

issues and concerns the Township may possibly have to deal with in the future. It was noted that Mr. Jim Haagsma will not be able to attend that meeting.

Adjournment

7:58 p.m. A motion was made by Haagsma supported by Brinks to adjourn the meeting. All voted aye.

Jeff Brinks
Secretary of Board of Appeals