

## **BYRON TOWNSHIP ZONING BOARD OF APPEALS MEETING MINUTES**

### **Special Meeting**

**July 12, 2007**

**5:00 p.m.**

A special meeting of the Byron Township Zoning Board of Appeals was called to order by Chairman Abe Vander Woude on Thursday, July 12, 2007, at 5:00 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 and Doug Tubergen. Absent - Kathy Burgess. Also present was Recording Secretary LaVonne Kuiper.

**5:00 p.m. – a request from D & P Properties (Dean Pasma) for a permit to move a house from 2435 – 56<sup>th</sup> St., Wyoming, MI., to 6580 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 with 300' of the property. There were no written responses.

Dale Pasma was present on behalf of Rev. Casey Freswick who is the owner of the house which is to be moved. Dale stated that Rev. Freswick is the pastor of his church and Rev. Freswick did not want to take this project on by himself so he and his brother Dean decided to help him out. Walgreens has purchased the property where the house is now so we had to decide should the house be moved or town down. They feel they have found a suitable piece of property for the house and it will fit in the neighborhood. The grade and the setbacks will match up with the neighbors to the south. They intend to have daylight windows on the north side of the house, a new basement, new roof with dimensional shingles, and would like to dress up the front porch with some type of stone pillar. The house is only 17 years old with 1300 sq ft on the main floor. The inside of the house is in good condition and they only plan to do some painting and new carpeting. There is custom oak woodwork through out the house with custom oak cabinetry in the kitchen.

Chairman Vander Woude asked Dale who actually is moving the house?

Dale responded by saying that the church has no interest in this project at all. It is himself, his brother Dean and Rev. Freswick. When the house sells they plan to split the profit 3 ways.

Chairman Vander Woude opened the hearing to the public.

**Gary Zinger** – 6559 Burlingame asked the applicant what his intentions were for the creek that goes through that property.

Dale responded by saying the DEQ is requiring a driveway culvert. Wetlands are not an issue with this property and he does not intend to alter the path of the creek at all.

**James Brock** – 6551 Burlingame also questioned the drainage and permits from the DEQ. He also asked if this home would be sold or rented out.

Dale commented that they applied for a permit from the DEQ and they will tell us the size required for the drain since a lot of water goes through this drain. The DEQ also decides how big the culvert has to be for the driveway. They do intend to sell the house and it will not be used as rental property.

No further public comments were made.

Chairman VanderWoude closed the public portion of the meeting.

Board member Gould wanted to clarify that the Zoning Board of Appeals can not regulate drainage or control drainage problems. Kent County and the DEQ take care of that. We as a board are here to determine if this is a suitable location and if it fits in with the neighborhood.

Jeff Brinks asked the applicant about what type of landscaping they intend to do.

Dale stated that there are a lot of trees on the property already. They intend to try and keep a lot of trees. They will do typical landscaping with lawn etc.

Chairman VanderWoude asked when they intended to move the house.

Dale commented they are planning on Monday the 23<sup>rd</sup> of July, with completion date by October.

Gould asked if a new roof was planned.

Dale stated yes it is time for a new roof on that house. We are planning to use a dimensional shingle which has no pattern to it and is a 25 year shingle.

Chairman VanderWoude asked about the siding.

Dale commented they are not real sure what they plan to do with the siding.

Chairman VanderWoude noticed that the siding should at least be power washed, especially the east and north side.

Chairman VanderWoude asked for a few more detail regarding the front porch.

Dale stated they would like to give it a more modern look with curb appeal. Maybe do tapered columns with stone. Just want to update it a little.

Chairman VanderWoude also asked about the garage door and who was going to move the house.

Dale mentioned they plan to replace or repaint it. If it is just surface rust they will clean it and repaint it to make it suitable. Rollaway Movers will be doing the job.

Also discussed was the existing deck on the house. Dean Pasma thought they will probably not move it with the house. They will bring the garage up to residential code with the needed drywall (firewall).

The driveway approach will be concrete and the remainder of the driveway will be gravel.

It was the consensus of the board members that this house does fit well in this neighborhood but they really would like to see new siding put on the house.

A motion was made by Brinks supported by Gould to approve the house move from 2435 – 56<sup>th</sup> St., Wyoming, MI., to 6580 Burlingame Ave. SW with the following stipulations:

1. The house must have a new roof.
2. The siding is to be replaced or the entire house powered washed.
3. The garage door be replaced or repainted if unable to remove the surface rust.
4. All Township zoning and ordinances must be met by the various agencies.

5. All current building, electrical, mechanical and plumbing codes must be met and approved by the appropriate Inspectors.
6. The house has to be moved and landscaping completed by October 31, 2007.
7. A letter of credit or bond to be established with the Township Clerk in the amount of \$15,000 to expire on November 30, 2007.

Roll Call Vote: Tubergen - yes. Haagsma - yes. Gould - yes. Brinks - yes. VanderWoude - yes. Motion Carried.

### **Adjournment**

5:20 p.m. A motion was made by Haagsma supported by Gould to adjourn the meeting. All voted aye.

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Jeff Brinks  
Secretary of Board of Appeals