

***BYRON TOWNSHIP ZONING BOARD OF APPEALS
SPECIAL MEETING – July 7, 2008
MINUTES***

The special meeting of the Byron Township Board of Appeals was called to order by Chairman Abe VanderWoude on Monday, July 7, 2008, at 5:00 p.m. at the Byron Township Offices, 8085 Byron Center Ave. Byron Center, MI.

Members present were: Abe VanderWoude, Seymour Gould, James Haagsma, Jeff Brinks, and Kathy Burgess. Absent: Doug Tubergen. Also present was Township Building Inspector Randy Zomerlei and Recording Secretary LaVonne Kuiper.

5:00 p.m. – Valerie Drummond - requesting a 30' sideyard setback variance to convert an existing barn to a residence for the property located at 1416 - 92nd St. SW

Mr. Jeff Brinks read the public notice and affirmed that the notice was published once in the South Advance and to all property owners within 300' of the subject property were notified. No written responses were received and 32 notices were sent out.

Valerie Drummond was present and explained why she is requesting this variance. She stated that the barn is in need of repair but it is structurally sound. If it is not repaired she would lose the barn. There are really no neighbors that would be affected. She would just like to make this barn into her house.

Gail Lutz – 1250 - 92nd St. SW asked if the house would look like the picture that Valerie handed out. Also he wanted to know if she intends to rent her other house out. They are concerned if it would become a multi rental property.

No further public comments were made.

A motion was made by Haagsma supported by Brinks to close the public portion of the meeting. Motion carried.

Brinks asked when the original split took place.

Randy Zomerlei stated it was split back in 1968. The barn standing alone on the property exists many years.

Gould stated if we start allowing 0' property line setbacks we will have people lined up at the door to try and get the same thing.

Burgess agreed that a 0' setback is very difficult to allow.

Valerie stated that she already has taken down the milk house and the shed on the east side of the barn. The silo on the east side will be taken down. It will just be the basic barn structure changed into a house. By doing this it has really opened everything up.

Valerie commented that this would not affect any of her neighbors. if she did sell her old house, whoever purchases it would be aware of how close her house would be to it.

Brinks suggested maybe a lot line adjustment should be made. At least it would not be a 0' property line setback.

Haagsma stated that he visited the site and it looked very junky. He does understand that some work is being done there which causes this to look this way. With changing this barn into a house would improve things a lot. It is a step in the right direction. He agrees with Jeff regarding a property line adjustment.

Gould commented just by changing the property line they could grant something besides a 0' setback.

Brinks stated if the property line is adjusted including the driveway easement then we could at least grant a 6.5' sideyard setback variance.

After some additional discussion a motion was made by Brinks supported by Haagsma to grant a 6.5' sideyard setback variance to allow the existing barn to be converted into a house with the following stipulation:

1. A new survey to be submitted to the Township Building Department showing the new property line adjustments. This needs to be provided before a building permit will be issued.

Roll call vote: Haagsma - yes. Burgess - yes. Gould - no. Brinks - yes. VanderWoude - no. Motion carried. A 6.4' sideyard setback variance granted.

Adjournment

5:45 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