

Allendale Charter Township
Zoning Board of Appeals

Date: Thursday, June 7, 2018

Time 7:30 p.m.

Place: Allendale Township Offices

Members Present: R. Chapin, C. Hilton, R. Nadda, E. Westerling, J Jacquot, S. Kleinjans

Members Absent: None

Staff Present: Kirk Scharphorn

Guests Present: Karen Goziki, Jay and Nancy Knoper, Curtis Moren

Recording Secretary: G. Sietsema

1. Meeting called to order by Chairman R. Chapin at 7:30 p.m.
2. Public comments were made by Karen Goziki and Jay Knoper presenting their concerns regarding Trader's View.

Public meeting was closed at 7:38 p.m.

3. **Motion** was made by S. Kleinjans and supported by C. Hilton to approve the minutes of December 7, 2017.

Motion carried 6:0

4. **Motion** was made by R. Chapin and supported by S. Kleinjans to approve the agenda.

Motion carried 6:0

5. The Public Hearing of Viance Request was opened by R. Chapin at 7:42 p.m.

Variance Request

A request from Trarder's View Development Incorporated for a variance at 5751 Lincoln Street, 5749 Lincoln Street, 5783 Lincoln Street, 5751 Lincoln Street, also known as permanent parcels 70-09-14-200-017, 70-09-14-200-016, 70-09-11-400-03, and 70-09-12-300-003, respectively.

The comments made by Karen Goziki and Jay Knoper applied to this public hearing and they chose not to repeat their comments.

The engineer from Nederveld Incorporated, represented Trader's View Development and he spoke only regarding the design of the private road, stating this has been a process influenced by the change in the Township's amendment of Section 23.128 of the ACTZO.

Curtis Moren further supported his point of view.

The Public Hearing was closed by R. Chapin at 8:03 p.m. The Board then discussed the request with specific attention given to Section 28.04.

After discussion, a roll call vote was taken on the five points of Section 28.04.

Point A was **denied** by a vote of 6:0 based on the fact that final approval of the project has not been given and, therefore, current ordinance must be followed.

Point B was **denied** by a vote of 6:0 because this would not do justice for others.

Point C was **denied** by a vote of 6:0 because this is not a unique circumstance.

Point D was **denied** by a vote of 6:0 since this is self-created because Nederveld Engineering lost track of it.

Point E was **denied** by a vote of 6:0 because the spirit of the ordinance is not being observed.

Based on the results of discussion of these five points, a **motion** was made by R. Chapin and supported by R. Nadda to deny the variance request.

Motion carried 6:0.

6. There were no public concerns and comments.

7. The meeting was adjourned at 8:15 p.m.

Since there is no business scheduled for the July 5 meeting, the next meeting will be held on Thursday, August 2.

Respectfully submitted by G. Sietsema, Recording Secretary

