

## ALLENDALE CHARTER TOWNSHIP ZONING BOARD OF APPEALS

Date: Thursday, March 02, 2017

Time: 7:30 p.m.

Place: Allendale Township Offices

Members Present: R. Chapin, C. Hilton, J. Jacquot, T. Kronlein, R. Nadda, E. Westerling

Members Absent: None

Staff Present: None

Guests Present: Bernard Feenstra, Margaret Feenstra, Thad and Janet Eno, Jeremy DeGroot

Recording Secretary G. Sietsema

1. Meeting called to order by the Chairman at 7:31 p.m.
2. There were no Public comments.
2. **Motion** to approve the December 1, 2016, minutes as presented was made by J. Jacquot and supported by R. Nadda.

**Motion carried 6:0**

4. **Motion** to approve of the agenda for March 2, 2017, was made by R. Nadda and supported by C. Hilton.

**Motion carried 6:0**

5. The Public Hearing of Variance Requests was opened by the Chairman at 7:39.

Bernard Feenstra is requesting a variance to create a parcel of property that would have less than the minimum lot width and land area that is required in the Agricultural Zoning District. The property is located at 12461 – 68<sup>th</sup> Avenue, parcel #70-09-15-100-034.

Mr. Feenstra gave a history of the land involved and his need for the variances.

The public hearing closed at 7:47.

Discussion by the Board members followed with specific attention given to the five points of Section 28.04.

**Motion** to approve the 1<sup>st</sup> variance of the lot width of 30 feet less than 150 feet as required was made by E. Westerling and supported by C. Hilton.

**Motion carried 5:1**

**Motion** to approve the acreage of .619 acreage instead of the required one acre was made by C. Hilton and supported by T. Kronlein.

**Motion carried 5:1**

The rationale why the Board approved the variances was because the land will now be consistent with adjacent properties in the Ag. District.

6. There were no public concerns or comments concerning items not on the agenda.
7. Since J. Thurkettle resigned from the Zoning Board of Appeals, a new member must be appointed. R. Chapin will talk to the Township Supervisor.
7. There being no other business before the Board, the meeting was adjourned at 8:10 p.m.

Respectfully submitted by G. Sietsema, Recording Secretary

Next meeting will be Thursday, April 6, 2017, at 7:30 p.m.

# ALLENDALE CHARTER TOWNSHIP ZONING BOARD OF APPEALS

Date: Thursday June 1, 2017

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: Greg Ransford

Guests Present: George Wanty

Recording Secretary: R. Nadda (interim)

1. Meeting called to order by Chairman at 7:29 p.m.
2. **Motion** to approve the March 2<sup>nd</sup>, 2017 minutes as presented was made by E. Westerling and supported by C. Hilton.  
**Motion carried 6-0**
3. **Motion** to approve the June 1<sup>st</sup>, 2017 agenda was made by J. Jacquot and supported by E. Westerling.  
**Motion carried 6-0**
4. Motion to have R. Chapin recuse himself from Public Hearing discussion due to having an interest in the property in question. Presented by S. Kleinjans and supported by J. Jacquot. R.Chapin stepped down and sat in the public section.  
**Motion carried 5-0 (R. Chapin abstaining)**
5. The Public Hearing of Variance Requests was opened by J. Jacquot at 7:38 p.m.

George Wanty on behalf of Allendale Retail Development is requesting a variance to create additional parking spots in the front yard setback area facing Lake Michigan Drive. The Variance would grant relief of Section 14.05 A and Section 21.02 E.

Mr. Wanty gave an explanation as to his needs for additional parking and ideas on how to go about creating them.

The Public Hearing of Variance Requests was closed at 7:57 p.m.

Discussion by the Board members followed with specific attention given to the five points of Section 28.04

Motion to table until further information is provided by the applicant. Presented by E. Westerling and supported by S. Kleinjans.

**Motion carried 5-0 (R. Chapin abstaining)**

Chairman (R. Chapin) returned to the chair and opened the discussion for Public Comments.

6. There were no Public Comments concerning items not on the agenda.
7. No other business before the Board, the meeting was adjourned at 8:17 p.m.

Respectfully submitted by R. Nadda, interim recording secretary.

# ALLENDALE CHARTER TOWNSHIP ZONING BOARD OF APPEALS

Date: Thursday December 7, 2017

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: Wesley Berlin, Spartan Engineering Solutions

Recording Secretary: R. Nadda (interim)

1. Meeting called to order by Chairman (R. Chapin) at 7:30 p.m.
2. Public comments: There were no public comments
3. **Motion** to approve the June 1, 2017 minutes as presented was made by S. Kleinjans and supported by E. Westerling.

**Motion carried 6-0**

4. **Motion** to approve the December 7, 2017 agenda was made by J. Jacquot and supported by C. Hilton

**Motion carried 6-0**

5. The Public Hearing of Variance Requests was opened by R. Chapin at 7:35 p.m.

Wesley Berlin from Spartan Engineering Solutions and on behalf of AutoZone Development, LLC is requesting a variance at 5948 & 5964 Lake Michigan Drive, also known as permanent parcels 70-09-26-201-21 & 70-09-26-201-022. The applicant is proposing to install a ground sign two (2) feet from the road right of way instead of the required minimum of ten (10) feet. The variance would grand relief of Section 22.13 table 1 Setbacks.

Mr. Berlin gave an explanation as to his needs for the location of the sign and the reasons why it could not be located elsewhere on the property.

The Public Hearing of Variance Requests was closed at 7:55 p.m.

Discussion by the Board members followed with specific attention given to the five points of Section 28.04

After discussing the five points in Section 28.04, the board unanimously agreed with each of the five points and granted Mr. Berlin and AutoZone Developments, LLC their variance request to place the sign at the proposed location.

6. There were no Public Comments concerning items not on the agenda.
7. Proposed meeting dates for 2018 were presented and approved.
8. No other business before the Board. Meeting was adjourned at 8:10 p.m.

Respectfully submitted by R. Nadda, interim recording secretary.