

City of Coopersville
Zoning Board of Appeals

August 24, 2009

Chairman Schmidt called the meeting to order at 6:00 P.M.

Present Commissioners: Todd Adams Gerald Welsh
 James Ward Bradley Sprague
 Craig Wheeler

Absent Commissioners: None

Motion by Adams and second by Sprague to approve the minutes from the September 22, 2008 regular Zoning Board of Appeals meeting. Motion carries.

Chairman Welsh opened the floor for any citizen comments regarding items that are not on the agenda.

There were none.

PUBLIC HEARING

Motion by Sprague and second by Adams to open the public hearing to hear citizen comments regarding the non-use variance to the side yard setback as requested by 180 Grove Street. Motion carries.

The public hearing was opened at 6:02 P.M.

Mr. & Mrs. Ogdahl indicated that they wanted to add on an 8x18 addition onto their existing detached single stall garage. The addition would extend to within 6" of the neighboring property line, therefore exceeding the 7' side yard setback that is required. They indicated that the owner of the neighboring property is supportive of the addition. Mr. & Mrs. Ogdahl stated that they have a small lot and if they were to extend the garage east that would block the windows of the home and take up more of their already small yard. They may also have to remove a tree if they were to extend to the east.

Kelly Jo Jacobsen Smoes, 304 Church Street, stated that she is not opposed to the Ogdahl's request and it would be her property line that it would be affecting. She also stated that there were several homes in the area that have accessory buildings/garages that are very close to the property lines, closer than the minimum requirement of 7'.

After all present were afforded an opportunity to be heard, motion by Haselhuhn and second by Smith to close the public hearing. Motion carries.

The public hearing was closed at 6:10 P.M.

DISCUSSION/ACTION

Motion by Sprague and second by Ward to deny the non-use variance request to waive the minimum side yard setback of 7'.

Motion carries.

ADJOURN

Meeting adjourned at 6:30 P.M.