

City of Coopersville Zoning Board of Appeals

August 25, 2008

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

Present Commissioners:	Mike Smith	Todd Adams
	Gerald Welsh	Tim Haselhuhn
	Larry Crandle	

Absent Commissioners: None

Motion by Adams and second by Haselhuhn to approve the minutes from the February 24, 2007 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 Crandle and second by Haselhuhn to open the public hearing to hear citizen comments regarding the variance request from Fountain View Assisted Living to store a semi-trailer on their property located at 640 W. Randall Street in order to conduct a permanent paper drive. Motion carries.

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

Letters of support and opposition were supplied to the board members by City Staff and representatives of Fountain View.

Ms. Connie Clauson, Fountain View Administrator, discussed the nature of Fountain View and its non-profit status and how the paper drive benefits not only the residents of Fountain View but also provides a service to the community. Ms. Clauson stated that she has contacted other paper drive companies (the Paper Gator) and they do not service our area. She also informed the board that they contract with Newell Recycling and they promised that Fountain View would be supplied with newer trucks that are more presentable.

Cal Nickel, President of the Fountain View Advisory Board stated his support for the paper drive. He indicated that the money raised from the paper drive, with the help of volunteers, allows Fountain View to perform many projects around the facility.

Bradley Sprague, Coopersville resident, stated that he was not in favor of a semi-trailer being stored in a residential area and considers it to be spot zoning. He wondered if Fountain View could build a small building or find some other means in which to conduct the paper drive without the semi-trailers.

Terry Kraker, Coopersville businessman, stated his support for the semi-trailer.

Joel Spoelman, Fountain View Board member and Coopersville resident, stated that the semi-trailer was located in the rear of the property near a gathering of trees to block it as much as possible. He also stated that he had letters of support from the neighbors which were submitted to the Board.

Gordon assists with the paper drive and does not understand why the trailer is an issue when he sees them all over other towns for paper drives.

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 6:12 P.M.

DISCUSSION/ACTION

Motion by Crandle and second by Haselhuhn to approve the variance to allow Fountain View Assisted Living to store a semi-trailer on their property located at 640 W. Randall Street for the purpose of conducting a permanent paper drive based on the following special circumstances:

- Unique zoning transition of the property, northwest sides are commercial and southeast sides are residential.
- It is an unobtrusive activity
- All adjacent property owners showed support for the request
- This offers a public service to the community as a whole

Motion carries with Adams voting no.

ADJOURN

Meeting adjourned at 6:40 P.M.