

## City of Coopersville Zoning Board of Appeals

September 22, 2008

Chairman Schmidt called the meeting to order at 6:15 P.M.

Present Commissioners:            Todd Adams                    Gerald Welsh  
   Tim Haselhuhn                Larry Crandle

Absent Commissioners:            Mike Smith

Motion by Adams and second by Haselhuhn to approve the minutes from the August 25, 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 Crandle and second by Adams to open the public hearing to hear citizen comments regarding the variance request from Jon & Sara Crain, 851 East Street, to increase the size of their accessory building in excess of what is permitted under Chapter 1280.11(b). Motion carries.

The public hearing was opened at 6:15 P.M.

Mr. & Mrs. Crain indicated that they wanted to add on to their existing accessory building to allow for the installation of a 10' overhead door to allow for access and storage of their boat. They stated that their lot is just over an acre with a depth of 471 feet. The ordinance only takes into consideration the frontage when calculating the allowable square footage for an accessory building. They feel that consideration should be given to the lot size as a whole, the fact that the existing accessory building is over 200' from the rear lot line and the neighbors to the north and south are shielded by trees. The addition will not be visible from the road because it would go onto the rear of the existing building.

Pete Smoes, 89 W. Cleveland Street, stated that he is not opposed to the Crain's request but wanted the Board know that their decision tonight would set precedence and that two other neighbors, who recently lost their accessory buildings to a fire, may come to this board as well if they approve this. He also has concerns regarding the flood plain in that area, setbacks, additional sediment and brush that travels upstream with this area floods.

Charlie VanderKolk, 41 E. Cleveland Street, stated his support for their request and does not believe, based on the location and size of the parcel, that this would cause a negative effect on the neighboring properties.

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 6:40 P.M.

## **DISCUSSION/ACTION**

Motion by Crandle and second by Adams to approve the variance to allow for an addition, not to exceed 16' x 32', to the west end of the existing accessory building located at 851 East Street based on the following special circumstances:

- The size and location of the property supports an accessory building of this size.
- It is a reasonable use of the property
- It is not located in a high density subdivision
- The placement of the existing building and the proposed addition will not negatively impact the area.
- All neighboring property owners showed support for the request

Motion carries.

## **ADJOURN**

Meeting adjourned at 6:50 P.M.