

**City of Coopersville**  
**Zoning Board of Appeals**

**June 19, 2012**

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

Present Commissioners:    Todd Adams                      Aaron Konn  
                                         Larry Longstreth            James Ward  
                                         Craig Wheeler

Absent Commissioners:    None

**CITIZENS COMMENTS**    None

**PUBLIC HEARING**

Motion by member Longstreth with support from member Wheeler to open the public hearing at 6:04 P.M. to hear citizen's comments regarding the variance request from Gary and Marlene Arthur, 356 W. Cleveland Street to exceed the allowable square footage for a new accessory building and to keep their existing accessory building. Motion carried.

Mr. and Mrs. Arthur were present to discuss the reasons for their request. They both stated that the new accessory building is needed primarily for the storage of vehicles, and other equipment so he may store items inside rather than outside, and also to improve their property. They also stated that the existing shed was their pool shed and they needed to keep that to store all their pool equipment in.

Chairman Adams asked Mr. & Mrs. Arthur if they had, or would consider removing the pool shed from the property. Mr. Arthur stated that this was a possibility. Chairman Adams then explained that a 768 square foot accessory building would then be allowed without a variance.

Mrs. Arthur stated that the allowable square footage would not be big enough for to house their large truck with mirrors that they use to pull a large trailer and that the proposed building size of 1008 square feet is the size they would need.

Member Ward stated that the Zoning Board of Appeals does not look at variance requests from a property value or property improvement standpoint they are looking for reasons that would constitute a hardship case in order to approve a variance request.

Mrs. Arthur wanted to know "what hardship would it be causing the City to approve their request?"

Chairman Adams explained that it would set a precedent that would not be in the best interest of the City if the ZBA just approved requests without proof of a hardship.

Discussion was held on the possibility of the Arthurs adding on to their current existing attached accessory building, and building a new accessory building not exceeding 768 square feet only if the pool shed was removed.

Discussion was also held on the Arthurs addressing the Planning Commission with a request to amend the current accessory building ordinance.

Motion by member Ward with support by member Konn to close the “public hearing” at 6:44 P.M. Motion carried.

### **DISCUSSION/ACTION**

Motion by member Ward with support by member Wheeler to deny the variance request for Gary and Marlene Arthur, 356 W. Cleveland. Motion carried. All-Ayes.

### **ADJOURN**

Motion by member Ward with support by member Wheeler to adjourn meeting. Motion carried.

Meeting adjourned at 6:45 P.M.

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Todd Adams, Chairman