

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

**November 11, 2010**

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

Present Commissioners:    Todd Adams                      John Scherff  
   Jodie Allen                      Larry Longstreth  
   Craig Wheeler                      James Ward

Absent Commissioners:    None

City Clerk, Kimberly Borgman swore in new Planning Commission members John Scherff and Larry Longstreth.

Motion by Allen with support from Wheeler to approve the minutes of the September 15, 2010 meeting. Motion carried.

Motion by Allen with support from Wheeler to open the Public Hearing for Steve Sypniewski, 983 East Street whom has requested a non-use variance to the allowable square footage for an accessory building. Motion carried.

**PUBLIC HEARING**

Motion by Allen with support from Adams to open the public hearing at 6:10 P.M. to hear citizen's comments regarding the variance request from Steve Sypniewski of 983 East Street to build a 960 square foot accessory building. Motion carried.

A letter of support was supplied to the board members by the City Clerk.

Mr. Sypniewski was present to discuss the reasons for the request. He stated that the building is needed primarily for the storage of vehicles, and other equipment so he may store items inside rather than outside. Mr. Sypniewski also stated that the building would not be used for working on vehicles.

Much discussion was held by the Zoning Board of Appeals members in reference to the parcels original split which consisted of a 66' easement when the home was built. The easement was deeded over to become part of the parcel prior to the sale to Mr. Sypniewski.

Zoning Board of Appeals members questioned as to why the city would allow only 66' of frontage when 80' minimum was required at the time the easement was deeded to become part of the existing parcel, stating that the city did not abide by their own ordinances.

Discussion was also held on the uniqueness of the lot dimensions and the possibility of Mr. Sypniewski rebuilding a barn that was in existence on the property until August of 2008 at which time the barn burnt down.

Mr. Sypniewski stated that even if he wanted to rebuild the barn the neighbors would be objective to it being rebuilt in the same location, stating that it was too close to the property lines, and also there would be issues with water should he rebuild in the same location.

Being no further public discussion a motion was made by Allen with support by Ward to close the Public Hearing at 6:55 P.M. Motion Carried.

Motion by Ward with support by Scherff to deny variance as requested. Motion carried.

**Roll Call vote was taken as follow:**

Ward – Yes  
Scherff – Yes  
Longstreth – Yes  
Allen – Nay  
Adams – Nay  
Wheeler – Yes

Motion by Ward with support by Scherff to amend the previous motion which will allow Mr. Sypniewski to build up to the maximum of a 600 square foot building. Motion carried.

**Roll Call vote was taken as follows:**

Ward – Yes  
Scherff – Yes  
Longstreth – Yes  
Allen – Nay  
Adams – Nay  
Wheeler – Yes

**Note:** The 600' was based on what would have been the maximum square footage allowed had the road frontage on the property been 80' as what was required when the easement became part of the parcel instead of the 66' of frontage.

Being no further discussion a motion was made by Allen with support by Wheeler to adjourn the meeting.

Meeting adjourned at 7:25 P.M.

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Todd Adams, Chairman

