

City of Coopersville
Zoning Board of Appeals

March 15, 2022

Meeting was called to order at 6:00 P.M. by Chairman Larry Longstreth.

Present Commissioners: Patricia Bush Sarah Wilson
 Steve Lampe Larry Longstreth, Chairman
 Rob Stogsdill

Absent Commissioners: None

PUBLIC HEARING on Non-Use Variance Request - LaCross, 886 East Street

Motion by Member Bush with support from Member Lampe to open the public hearing at 6:01 P.M. to hear comments regarding the non-use variance request from Robert LaCross, 886 East Street to exceed the allowable number of permitted detached accessory buildings on a parcel and the maximum building size allowed for an accessory building in the R-2 Single Family Residential Zoning District. Motion carried unanimously.

Robert LaCross of 886 East Street addressed the Board by introducing himself. Mr. LaCross stated that he and his wife purchased their home here in Coopersville approximately six (6) to seven (7) months ago as their retirement home and they plan to remain in Coopersville. He and his wife are both from small towns. Mr. LaCross stated that he is retired from the Army, and over the course of his career(s) he has collected classic cars, he currently owns an R.V., wood shop equipment, lawn maintenance and snow plowing equipment, an enclosed trailer for hauling his classic cars and once he retires, in the near future, he will be bringing more of his vehicle equipment home from his business so he can work on his own vehicles. Mr. LaCross stated that he currently has an 1144 square foot detached pole building but needs more room to store all his vehicles and equipment in so that everything is stored in an enclosed area, under a roof so not to have an unsightly appearance to his property.

Mr. LaCross requested the variance to be allowed to build an additional 1500 square foot detached accessory building on the south side of his property, as the north side of his property is unbuildable due to a gas line and easement that runs across the property.

Mr. LaCross stated that 1500 square feet is not really that big and that he still would not be using or covering more than six (6) percent of his property. Mr. LaCross stated that many of the lots, north of Cleveland, are larger lots and have larger or additional accessory buildings. He believes that larger accessory buildings should be allowed on the larger parcels. Mr. LaCross stated that he would build the accessory building parallel with his home. Mr. LaCross stated that times have changed over time, stating further that thirty (30) or forty (40) years ago people did not have all the equipment, recreational vehicles, and other items to store that they have now.

PUBLIC HEARING on Non-Use Variance Request - LaCross, 886 East Street continued

Chairman Longstreth presented the duties and requirements of the Zoning Board of Appeals members and the variance standards that must be met by the applicant, in order to grant the variance. Chairman Longstreth informed Mr. LaCross, that he met at least five (5) of the ten (10) standards but all ten (10) of the standards must be met by the applicant.

Mr. LaCross stated that he knew he did not meet all the standards, but he wanted to complete the process of his variance request before he addresses the Planning Commission and/or City Council, to request a change be made to the current accessory building ordinance.

Mr. LaCross stated that he wanted to be able to inform the Planning Commission and the City Council that he has already been through the variance request process.

Chairman Longstreth suggested that Mr. LaCross could still add an attached accessory building on to his home. Mr. LaCross stated that he was aware of this option.

Being no further questions or comments, a motion was made by Member Lampe, with support by Member Wilson, to close the public hearing at 6:11 P.M. Motion carried unanimously.

Discussion/Action on Non-Use Variance Request, LaCross, 886 East Street

Motion by Member Wilson with support by Member Bush to deny the Non-Use Variance request from Robert LaCross, 886 East Street to exceed the allowable number of permitted detached accessory buildings on a parcel and the maximum building size allowed for an accessory building in the R-2 Single Family Residential Zoning District. Motion carried unanimously.

Meeting Date to Approve March 15, 2022, Meeting Minutes

A meeting date to approve the meeting minutes for this meeting, March 15, 2022, was set for Monday, March 21, 2022, at 5:30 P.M.

Adjourn

Motion by Member Stogsdill with second by Member Bush to adjourn the meeting at 6:14 P.M. Motion carried unanimously.

Larry Longstreth, Chairman