

Board of Adjustment
Meeting Minutes
June 12, 2012

1.) Vice Chairperson Lyle Vander Meiden called the meeting of the Board of Adjustment to order at 6:00 p.m.

2.) Roll Call.

Members Present: Jim Corbett, Kraig Downs, Vince Nossaman, John Van Den Berg, Lyle Vander Meiden, Glenn Van Wyk.

Members Absent: Larry Lautenbach, Merlan Rolffs, Mike Vander Wert.

Others Present: Jerry Byers, George Wesselhoft, Kathy Van Wyk, Stuart Van Wyk, Loren Vander Wilt, Kim Gritters, Matt Gritters.

3.) New Member Welcome.

The Board welcomed Glenn Van Wyk to his first meeting.

4.) Approval of Agenda.

The Agenda was amended to move the Annual Elections, item 4 to 8a.

The Agenda was approved as amended.

5.) Approval of Minutes.

The minutes for the November 22, 2011 meeting were approved as submitted.

6.) Public Hearing on a Variance Application by Stuart and Kathy Van Wyk concerning a proposed addition at 410 Farmer St.

The applicant is asking the Board, for a variance from the 25 foot minimum front setback to a 16 foot front setback or an encroachment of nine feet.

Vice Chairperson Vander Meiden asked if there were any written comments.

Jerry Byers, secretary to the Board stated there were no written comments.

Vice Chairperson Vander Meiden opened the floor to oral comments.

Stuart Van Wyk spoke to the Board concerning several reasons for the addition, stating water concerns against the foundation of their house and movement of current steps and sidewalk due to water.

Kraig Downs asked about where the water was coming from to the pools next to the house.

Kathy Van Wyk spoke that the water runs down the street, down the drive and runs off next to the house. She continued by telling the Board that they had plans to redo the drive to help keep the water in the street.

General discussion ensued concerning drainage of water.

Vice Chairman Vander Meiden asked about the height of the deck and if it was going to have a railing or not.

Mr. Van Wyk said the deck would be about 17 inches and would have a railing.

John Van Den Berg asked if the hardship was the water issue.

Vince Nossaman commented that the Board has had a couple other variances like this particular request.

Discussion ensued about where the other variances were located.

The public hearing was closed.

7.) Variance Application by Stuart and Kathy Van Wyk concerning a proposed addition at 410 Farmer St. The applicant is asking the Board, for a variance from the 25 foot minimum front setback to a 16 foot front setback or an encroachment of nine feet.

Vice Chairman Vander Meiden asked if there was a motion to approve.

Vince Nossaman made a motion to approve the variance request stating that the deck must remain a deck and not be enclosed, must be completed within six months and the variance would not be of substantial detriment to the adjacent properties.

John Van Den Berg seconded the motion.

Upon vote, motion passed 6 to 0.

8.) Election of Officers

Vice Chairman Vander Meiden asked for nominations for Chairman.

Mr. Nossaman made the motion to nominate Lyle Vander Meiden as Chairman.

Jim Corbett seconded the motion.

Upon vote motion passed.

Lyle Vander Meiden was nominated new Chairman for 2012.

Nomination for Vice Chairman

Mr. Nossaman made the motion to nominate Jim Corbett as the Vice Chairman.

John Van Den Berg seconded the motion.

Upon vote, motion passed.

Jim Corbett was nominated new Vice Chairman for 2012.

9.) Public Hearing on a Variance Application by Matthew and Kimberly Gritters concerning a proposed Accessory Building at 2063 Hickory Trail. The request is for locating the building in the front yard and to be larger than the maximum size limit.

Chairman Vander Meiden asked if any written comments had been received.

Mr. Byers stated that no written comments had been received.

Chairman Vander Meiden opened the floor to discussion.

Matthew Gritters spoke to the Board concerning the location of the proposed shed in relation to all the possibilities available to them for placement.

Mr. Gritters continued by explaining how the water shed for the surrounding area works and location of the proposed shed in relationship of the neighbors.

Mr. Gritters also explained to the Board how the formula for figuring size is based on frontage and due to the small frontage for such a big lot the building size is reduced.

Kraig Downs asked a question concerning construction details.

Discussion ensued about Accessory Structures in the surrounding neighborhood.

Mr. Gritters handed out an email from his neighbor and a packet about the structure.

Mr. Van Den Berg spoke that he was surprised that with five and half acres that there really is not any place else to put the building.

Mr. Corbett commented that there are several things that fit, an unusual shaped lot, the

topography.

The public hearing was closed.

10.) Variance Application by Matthew and Kimberly Gritters concerning a proposed Accessory Building at 2063 Hickory Trail. The request is for locating the building in the front yard and to be larger than the maximum size limit.

Chairman Vander Meiden asked if there was a motion to approve for the placement of the structure.

Jim Corbett made a motion to approve the placement of the Accessory Structure in the front yard based on multiple hardships with the property and not a detriment to the neighborhood with construction completed within one year.

Kraig Downs second the motion.

Upon Vote, motion passed 6 to 0.

John Van Den Berg made a motion to approve the size of the Accessory Structure based on the unusual shape of the lot and the small street frontage for such a large lot.

Jim Corbett seconded the motion.

Upon Vote, motion passed 6 to 0.

11.) Other Business.

There was no other business.

12.) The meeting adjourned at 7:10 p.m.

Respectfully submitted,
Jerry Byers
Building Official