

Board of Adjustment
Meeting Minutes
April 22, 2014

1.) Call the meeting to Order

Chairperson Jim Corbett called the meeting of the Board of Adjustment to order at 6:03 p.m.

2.) Roll Call.

Members Present: Jim Corbett, Larry Lautenbach, Vince Nossaman, John Van Den Berg, Lyle Vander Meiden, Byron Vander Molen, Mike Vander Wert.

Members Absent: Merlan Rolffs, Glen Van Wyk.

Others Present: Jerry Byers, George Wesselhoft, Mike Langstraat, Ed Savage, Diane Savage.

3.) Approval of Agenda

Lyle Vander Meiden made a motion to amend the Agenda by asking to remove item 4 - Approval of the Minutes, as the minutes from the previous meeting were not available for review. The agenda was amended and approved.

4.) Public Hearing

Public Hearing on a Special Use Permit Application by Langstraat Auto Body Concerning a Proposed Building Addition for Vehicle Body Work Use at 2079 Old Highway 163.

Chairperson Corbett asked if there were any written comments.

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

Chairperson Corbett opened the floor to oral comments.

Mike Langstraat spoke to the Board about his desire to add an addition to the back of his existing building. He continued by explaining the financial hardship he endured when his existing paint booth was not functional for a few days. He said

the new space would add an additional booth as well as increase the functionality of the rest of his business.

Chairperson Corbett confirmed with Mr. Wesselhoft that the area is zoned CC and auto body repair is an approved use in the CC district.

The public hearing was closed.

5.) Special Use Permit Application

Public Hearing on a Special Use Permit Application by Langstraat Auto Body Concerning a Proposed Building Addition for Vehicle Body Work Use at 2079 Old Highway 163.

John Van Den Berg made a motion to approve the Special Use Permit stating that it is an established business which endures enough regulations and he does not feel that it would cause any hardship to the local area.

Byron Vander Molen seconded the motion.

Upon vote, motion passed 7 to 0.

6.) Public Hearing

Public Hearing on a Variance Application by Ed and Diane Savage concerning a proposed building addition at 1524 Broadway Street. The request is for a proposed third stall garage addition to the east side of their home which would reduce the minimum required rear setback from 40 feet to 33 feet or a reduction of seven feet.

Chairperson Corbett asked if there were any written comments.

Mr. Byers indicated there were no written comments.

Ed Savage spoke to the Board concerning the proposed addition stating that there used to be a garden shed in the location of the proposed addition. They have removed the shed and wish to add an extra garage space.

John Van Den Berg asked about how the new addition would sit and how it was going to be attached to the main structure.

Mr. Savage indicated that his addition would sit back from the existing garage and then tie into the existing garage making it one space inside.

More discussion ensued about construction of the proposed addition.

The public hearing was closed.

7.) Variance Application

Variance Application by Ed and Diane Savage concerning a proposed building addition at 1524 Broadway Street. The request is for a proposed third stall garage addition to the east side of their home which would reduce the minimum required rear setback from 40 feet to 33 feet or a reduction of seven feet.

Lyle Vander Meiden made a motion to approve the variance request stating Subsection C. from the review criteria. "The authorization of the variance will not be of substantial detriment to the adjacent property and the character of the district will not be changed by granting of the variance."

John Van Den Berg seconded the motion.

Upon vote, motion passed 7 to 0.

8.) Other Business.

There was no other business.

9.) Adjournment

The meeting adjourned at 6:41 p.m.

Respectfully submitted,
Jerry Byers
Building Official