

Zeeland Charter Township

Zoning Board of Appeals Minutes of the July 24, 2018 meeting

Members present were Ben Zwagerman, Dirk Pyle, Russ Mudget, Steve Walters, Bruce Knoper, Rich DeLeau and Tom Oonk.

At 7pm Chairman Walters called the meeting to order.

Minutes of the July 19 special meeting were not read or approved.

Secretary Oonk read the public notice for the 3 variance requests for the property at 7943 Byron Road.

Chairman Walters opened the public hearing.

Kelly Kuipers with Nederveld Engineering spoke on behalf of the developers for the proposed project and stated that this is a very challenging site to develop and that the proposed use as mini warehousing is probably the best use of this site that could ever be because of the lack of utilities and that it is isolated from everything by the highway and surrounding flood plains and electrical transmission towers. She stated that because of the east part of the site being flood plain that the actual building acreage is under 5 acres as required by the ordinance even though the overall site is 8.94 acres.

She also stated that because of the extra setbacks due to the large MDOT highway right of way that any site landscaping will be so far away from the view of passing traffic that the required landscaping between the buildings and the fence by the street would not be visible so they are requesting it be eliminated.

Onsite parking was the third variance request. Our ordinance requires one space for each unit. The site plan shows 223 possible units with 152 parking spaces.

Variance 1. Maximum lot size. Ordinance says maximum 5 acres. Variance asks for 4.18 acre variance off the 9 acre site of which about 4 acres is flood plain leaving about 5 acres buildable.

Motion by Pyle supported by DeLeau to grant the maximum acreage variance because the flood plain.

Variance 2 Landscaping proposed is no landscaping at all.

After discussion the ZBA was not favorable to the request but also did not feel it was their job to suggest a different plan so that was tabled and referred to the Planning Commission to see if they would approve a compromised plan at their site plan review.

Variance 3 Parking required by ordinance is one space per unit which would be 223 spaces and according to the site plan *General Notes* they propose 152 spaces. The developer representative stated that our ordinance requirements are well above those of area municipalities and are asking for relief.

After discussion the ZBA would like verification of the claim that our ordinance is too restrictive. The zoning administrator will research this and report back.

A motion by Oonk supported by Mudgett to table the requests for further information. Motion carried.

Secretary Oonk read the public notice for the 2 variance requests for the property at the S.E. corner of Adams St. and 96th Ave.

Chairman Walters opened the public hearing and invited the developer representatives to state their variance requests.

Variance 1 Design Standards.

The ordinance requires 50% glass on commercial fronts facing the street and no sheet metal siding. The applicants stated that Dollar General which will be the tenant requires a lot of wall space which will not be possible on this corner lot with 50% glass on both street fronts. The applicants wish to eliminate all glass on the west wall facing 96th Ave. and 10% instead of 50% on the wall facing Adams St.

Discussion centered on the 50% glass requirement on the north wall which would be considered the front wall facing the street. The developers representative plan reduced that to 10% to allow more wall space for display shelving. The idea of spandrel glass was brought up which is obscure but still looks like windows from the outside and the applicants seemed willing to do that for another 10% which would make the appearance of 20% glass facing the street and also use decorative masonry on the west wall facing 96th Ave. instead of the sheet metal siding first proposed there and on the other walls of the building.

The ZBA was not sold on the idea of those changes and asked the applicants to come back with a rendering of those changes before a final decision is made.

Variance 2 Parking. The ordinance does not allow parking in the front yard facing the street. The applicants are asking for a variance allowing front yard parking.

A motion was made and supported to close the public hearing which passed unanimously

Motion by Knoper supported by Pyle to consider the west wall as side yard rather than second front yard and eliminate the 50% glass requirement on that wall. Motion carried unanimously.

Motion by Knoper supported by Zwagerman to grant the parking variance due to the location of the entrance drive on the east side of the parcel and the fact that the location of the building on the corner lot makes parking on the side or rear of the building impractical.

A motion was made and supported to table design standards request dealing with the glass percentage and sheet metal siding until a rendering shows what the building will look like.

Motion passed unanimously.

Motion to adjourn passed at 9:05 pm

Tom Oonk Secretary

Don Mannes Zoning Administrator