

MINUTES OF THE SPARTA TOWNSHIP ZONING BOARD OF APPEALS

Wednesday, August 11, 2010, 7:30 pm
Sparta Township Hall, Sparta, Michigan

Present: Chairman Terry Jost, Twp Planning Commission Rep Don Doyle,
alternate members John Fynewever and Keith Beuschel

Also present: Attorney Cliff Bloom

1. **Call to Order:** The meeting was called to order at 7:45 pm by Chairman Jost.
2. **Approval of Minutes of September 9, 2009 and Decisions and Orders of September 9, 2009:** Motion by Doyle, seconded by Beuschel, to approve the minutes. Motion carried. Motion by Beuschel, seconded by Doyle, to approve the Decisions and Orders. Motion carried.
3. **Public Hearing:** Mr. VanVelsen presented pictures of the buildings which burned down due to a lightening strike on Memorial Day. He described the proposed new building, 2800 sq ft, 14' sidewalls, which is much smaller than the 6800 sq ft of buildings being replaced. It will be 400' back from the road, not visible from the road or any neighbors. It will be between his home and the apple packing plant to the west, which will help to block the noise from the plant.

Comments from the public were heard:

Bill Hiler of Kent City supported approval.

Gary Momber of 13 Mile Rd supported approval and suggested allowing for future additions.

John and Jenny Silva of 13 Mile Rd both supported approval.

Fynewever questioned what size outbuilding is allowed; Jost answered maximum 1200 sq ft and 12 ft sidewall height. Attorney Bloom clarified that this is a two part request – to exceed the square footage and to exceed the height.

Three letters which had been received in the Township office regarding this hearing were read. Marilyn Youngquist of 13 Mile Rd supported approval. Ken Brennan preferred upholding the present ordinance requirements. Bonnie Wilkinson supported approval of the variance.

Attorney Bloom read through the standards for variance approval, items A – G of Sec. 6.81. Board members mentioned that the lightening strike was an act of God, not self-imposed; blocking the sound and sight of the apple packing plant would improve surrounding properties; applicant is not requesting nearly as large a building as was lost in the fire; consensus being that each standard was met.

Attorney Bloom mentioned that the Commission could approve additional square footage now, but for future additions the applicant would have to reapply. VanVelsen

mentioned that his builder had said a 72' beam would be more standard, so he would like to have a 72' by 40' (2880 sq ft) building.

There was discussion about the building height variance. Jost mentioned that VanVelsen's motorhome had been stored inside the previous building; a 12' door and 14' sidewall is needed for that.

Motion by Doyle, seconded by Beuschel, to approve a 3000 sq ft building with 14' sidewalls. Motion carried.

Jost suggested that the approval of the 2 Decisions and Orders should more properly be done in two separate motions.

Motion by Fynewever, seconded by Doyle, to approve the Decision and Order for interpretation of the definition of exterior walls. Motion carried.

Motion by Beuschel, seconded by Doyle, to approve the Decision and Order for Huberts' migrant housing. Motion carried.

Motion by Doyle, seconded by Beuschel, for adjournment at 8:19 pm. Motion carried.
The next meeting of the Sparta Township Zoning Board of Appeals will be Wednesday, September 8, 2010, at 7:30 pm, if needed.

Respectfully submitted,
Rachel A. Shangle