

**Vergennes Township  
Zoning Board of Appeals Minutes  
August 8, 2007**

*Draft Until Approved*

A meeting of the Vergennes Township Zoning Board of Appeals was held on August 8, 2007 at the Township Offices. Chairman Gustafson called the meeting to order at 7:00 pm. Also present were members Odell, Baird, and Jernberg. Alternate member Doug Wester replaced Schreur.

**Approval of last meeting minutes:** Minutes were not available and will be reviewed at the next meeting.

**Robert Brown Variance Request**

Chairman noted that an application was received for a rear yard setback variance for a detached garage/storage building to be located at 93 Foleys Grade. The required setback is 50 feet from a rear lot line and 10 feet from a side lot line in the R-1 zoning district. The applicant requested to construct the building 35 feet from the rear lot line and 24 feet from the side lot line.

Mr. Brown explained that he wanted to construct a detached garage in the rear yard 35 feet from the rear property line to the west to help block the view of the Kent County Gravel Pit's large pile of sand. The tall sand pile has weeds growing in it. His lot is number 63 on the aerial map. Most of the lots on this side of Foleys Grade have pine trees or woods to screen the sand pile. Most of his lot has a clearing so that the view of the large pile of sand is visible from the house and yard. The garage will meet side setbacks but not the 50' required setback. The garage will match the house.

The back yard has a pool and trampoline for the kids and he is saving a spot for a future boat. He said he put in sand and forms for the garage and then found out about the 50-foot setback so stopped and applied for the variance. There is a vacant lot between him and the next south neighbor (Meier) and that person owns the vacant lot. Under public comment, the owner of lot 64 was in attendance and supports the applicant's request. The HOA requires detached garages to match the house and has a size restriction.

There was some discussion between the members and the applicant.

Odell went to the site and said it was a nice development, there was nothing behind the lots except the gravel pit and that will likely be there for a long time, and this was a reasonable request due to the high pile of sand in view of the house and yard. Odell moved, Baird seconded, to permit the rear setback variance for the garage as requested (24' by 24' storage building on lot 63 of River Bluff Site Condominium with a 35 foot rear yard setback as depicted on the site plan and drawing/elevation submitted). Motion carried 5-0.

Vandersloot gave an update on the property at 853 Montcalm. The sale of the property and bringing the house out there fell through due to the bank not living up to its pre-authorization of a loan and the applicant could no longer afford to qualify for the loan. The applicant bought another existing house. The property is still owned by the original owner. A letter was sent to her requesting clean up of the property.

The decision form was filled out and signed. Jernberg motioned, Wester seconded, to adjourn the meeting at 7:23 pm. Carried 5-0.

Respectfully submitted,  
Jeanne Vandersloot, Recorder