

**Vergennes Township  
Zoning Board of Appeals Minutes  
October 23, 2008**

*Approved 12-18-08*

A meeting of the Vergennes Township Zoning Board of Appeals was held on October 23, 2008 at the Township Offices. Chairman Gustafson called the meeting to order at 7:00 pm. Also present were members Baird, Jernberg and Schreur. Odell was absent. The Alternate had a conflict so could not attend. A quorum was present so the meeting continued.

**Approval of last meeting minutes:** Schreur motioned, Jernberg seconded, to approve the minutes of June 5, 2008 as presented. Motion carried 4-0.

**John Gruizenga – Setback Variance at 12100 Cherry Creek Ridge**

Presentation by applicant was given. He said that he just bought the property in June of this year. The parcel was 10 acres and he bought the house and about 7 acres. The rest was split off (about 3 acres) and he does not own that parcel. He does woodworking as a hobby and wants the proposed building to use for a shop. The land is all wooded and he thought there would be plenty of area to build a shop when he purchased it. He talked to Vandersloot about setbacks and building permit information. The land south of the house is a steep grade towards a creek, the land to the east has a steep down grade and around the northeast side/front are two retaining walls from the hill in that direction. He wants to build it in the flat area to the west of the house but now understands that there is a road easement there for Alden Nash. There is a street setback from that right of way of 35 feet. He does not want the building to close to the house and also the underground utilities are west of the house.

The survey shows that the west edge of the attached garage is 111 feet from the right of way centerline. He proposes the building to be 12 feet from the right of way edge. The underground utilities are within a 20-foot area west of the attached garage. There is a nice maple tree there that he would like to preserve.

Vandersloot gave a brief history of the right of way and the last attempt to construct a road through the right of way to intersect with Vergennes. The cost was prohibitive due to the steep grades and the crossing of the creek.

Schreur went there earlier tonight, saw many stakes but could not tell exactly which of them was the building – asked about the utility box. Mr. Gruizenga said it was about 15 feet from the proposed building location. He showed the blueprints of the building and that it would match the house with roof pitch, materials, design, etc. Baird said he had gone to the site as well. Discussion concerning Consumers Power easement area, notification to the Land Conservancy and type of easement grade took place.

Applicant suggested that he might look into the abandonment process for the unimproved Alden Nash. There was a discussion on the future possibility that this road will go in at some point and unlikely that the Road Commission would give it up. The building would be close to the road as proposed and would hear the traffic noise.

The Chairman opened it up to the public. Lou and Lynnea Glinzak of 12115 Cherry Creek Ridge spoke. They are neighbors to the applicant. Lou said he was glad an application was filed first rather than just putting something up, is an area of good valued homes, is interested in the design, would the woodworking become a business with traffic and noted that the intersection of northern Alden Nash is slightly offset from Bailey but at Vergennes seems to be lined up. A jog in the right of way could be seen on the aerial map supplied. The applicant showed the blueprints to Lou and he was pleased with the matching design to the house. Lynnea said they have been there 10 years and also liked the design of the building. There was some discussion on aligning of roads when they are constructed.

Applicant said the building would be conventional frame construction, vinyl board and batten type, match house with pitch and shingles. Jernberg noted that the distances for setback would be from the roof overhang, not the wall. The white spot on the aerial photo is the electrical post and is about 18 feet from the garage. The footprint of the proposed building is 28' by 48'.

There was some discussion on how far away from the right of way was comfortable with the members. They thought 12 feet was too close in case the road was ever put through. Jernberg came up with some distance numbers taking in account the underground utilities and still not being too close to the house. Jernberg motioned, Schreur seconded, to approve the variance to construct an accessory building to be located at 12100 Cherry Creek Ridge as depicted on the plans and photo sketch submitted with the application such that the west side setback from the eve of the building is not less than 24 feet from the Kent County road right of way line for Alden Nash Road. Motion carried 4-0.

Jernberg motioned, Schreur seconded, to adjourn the meeting at 7:55 pm. Motion carried 4-0.

Respectfully submitted,  
Jeanne Vandersloot, Recorder