

OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

MINUTES OF A MEETING HELD AUGUST 28, 2007

Agenda

**HFG ADVISORS - SITE PLAN REVIEW - 5659 WEST MICHIGAN AVENUE -
(PARCEL NO. 3905-25-195-010)**

A meeting of the Oshtemo Charter Township Zoning Board of Appeals was held on Tuesday, August 28, 2007, commencing at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Grace Borgfjord, Chairperson
Roger Taylor
Robert Anderson
Cheri Bell, Alternate
Mike Smith, Alternate

MEMBERS ABSENT: Dave Bushouse
Duane McClung

Also present were Mary Lynn Bugge, Senior Planner; Brian VanDenBrand, Associate Planner; and approximately three other interested persons.

Call to Order

The Chairperson called the meeting to order at 3:00 p.m.

Minutes

The Chairperson indicated that the first item on the Agenda was approval of the minutes of July 24, 2007. Mr. Taylor made a motion to approve the minutes as submitted. Ms. Bell seconded the motion. The Chairperson called for a vote on the motion, and the motion passed unanimously.

**HFG ADVISORS - SITE PLAN REVIEW - 5659 WEST MICHIGAN AVENUE -
(PARCEL NO. 3905-25-195-010)**

The Chairperson said that the next item on the Agenda was site plan review for HFG Advisors. She indicated that the ZBA was being asked to conduct review for a proposed expansion of an existing office building and other site changes at 5659 West Michigan Avenue, Parcel No. 3905-25-195-010, located in the "C" Local Business District. The Chairperson asked for a report from the Planning Department. Mr. VanDenBrand submitted his report to the Board dated August 28, 2007, and the same is incorporated herein by reference.

Mr. VanDenBrand explained that the applicant was seeking to make a 1,776 square foot addition to the rear of the existing 911 square foot office building which, in 2002, had been administratively approved for conversion from a residence to an office. The addition included 576 square feet of garage space. The existing detached garage would be torn down and additional parking provided to the rear of the proposed addition. He indicated the applicant was exploring a possible access easement to the private commercial drive to the west. He stated that an expanded shoulder existed on West Michigan and therefore the Non-Motorized Facility requirement for a bike lane was satisfied. Mr. VanDenBrand concluded his report by taking the Zoning Board of Appeals through a review of Section 82.800, as more fully set forth in his report.

The Chairperson asked if there were any questions of the Planning Department. Hearing none, she asked to hear from the applicant.

Jamie Dyer of Wightman Ward introduced himself and property owner Dan Young, to the ZBA. Mr. Dyer said they were talking with the adjacent property owner regarding an easement to enhance emergency vehicle access to the site. He said they were talking with the Fire Department to address some concerns and proceeded to detail possible solutions. The Chairperson stated that the solutions should be discussed with the Fire Department, as it was not up to this Board to determine how the items could best be addressed.

The Chairperson asked if there were any questions of Mr. Dyer and there were none. Mr. Anderson asked what was the nature of the business and the owner indicated they were financial advisors. Ms. Borgfjord inquired about the size of the drainage area and Mr. VanDenBrand stated it had been reviewed and found satisfactory by the Township Engineer.

The Chairperson asked if there was any input from the public. Hearing none, she called for Board deliberations. Ms. Bell asked about the status of the residential dwelling next door to the subject property; Mr. Young responded that it was for sale. Mr. VanDenBrand reminded the Board that both the subject property and the adjacent properties were within the "C" Local Business District.

Following brief discussion, Mr. Smith made a motion to approve the site plan with the following conditions:

- (1) Lighting details shall be submitted and approved before the issuance of a building permit.
- (2) Any lighting is subject to Staff approval and shall be in accordance with Section 78.700 of the Zoning Ordinance.
- (3) A detailed landscaping plan shall be submitted and approved before the issuance of a building permit.
- (4) Landscaping shall be installed consistent with the approved landscaping plan prior to the issuance of a Certificate of Occupancy, or a Performance Guarantee shall be provided consistent with Section 82.950.
- (6) Site plan approval shall be subject to the applicant satisfying the requirements of the Fire Department, pursuant to the adopted codes.

The motion was seconded by Mr. Taylor. The Chairperson called for further discussion. Hearing none, she called for a vote. The motion passed unanimously.

Public Comment on Non-Agenda Items

Ms. Bell asked for an update regarding the Steensma Lawn and Power Equipment sign issue. Mr. VanDenBrand stated it had been resolved and that John Deere was going to provide new “faces” for the existing sign.

Any Other Business

There being no further business to come before the Zoning Board of Appeals, the Board adjourned at approximately 3:20 p.m.

OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

By: _____
Grace Borgfjord

By: _____
Roger Taylor

By: _____
Robert Anderson

By: _____
Cheri Bell

By: _____
Mike Smith

Minutes Prepared:
September 4, 2007
Minutes Approved:
_____, 2007