

Jamestown Charter Township
Zoning Board of Appeals
October 27, 2020

The meeting was called to order at 6:00 p.m. by Chairman Zomerlei who opened with prayer.

Board members present: Zomerlei, Brouwer, VanAanhold, VandenHeuvel.

Present other than Board: Zoning Administrator Kirk Sharphorn Jr., list attached.

Motion by VandenHeuvel to approve agenda, supported by Brouwer. Carried.

Motion by VandenHeuvel, seconded by VanAanhold to approve minutes of August 11, 2020. Carried.

No public comment.

Zomerlei read in application of Fred Rozema Jr. of 4392 Happy Hollow Drive requesting a variance to allow a front yard setback of 20 feet for a detached garage addition. This variance would provide relief from Sec. 8.4.A. of the zoning ordinance. Parcel #70-18-01-275-006.

Rozema – my lot is a corner lot. The setback needs to meet Happy Hollow Drive. I have met the road right-of-way setback off the road and I want to add 20 feet to the existing garage.

The public portion was closed.

Brouwer – the front is facing Ransom? Rozema – yes. I want to keep my truck and some other storage for my folks in the garage. Adding to the front would be the easiest way.

VanAanhold – it looks like there will be poured concrete...could it be added to the north instead?

Rozema – it would take a lot more concrete.

VandenHeuvel – the frontage is different? Rozema – yes, it was originally measured off Ransom. Now the County's road right-of-way is 83 feet instead of 66 feet. It's a wider road right-of-way to the east up to Kenowa.

Sharphorn – the normal side yard setback would be 10 feet, but because of his corner lot it has to be more.

Brouwer – I rode by and thought at the time you could move the building closer to Ransom, but it seems like traffic there is not a problem. Rozema – hardly any traffic at all.

Rozema – my neighbors have no problem with the setback request...a lot of sight vision there. (Rozema submitted over 30 signatures in approval of his request)

The drain field is on the hill and not in the back of the property.

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Motion by Brouwer to close the hearing, supported by VanAanhold. Carried.

Motion by VandenHeuvel to approve the variance request, seconded by Brouwer for the following reasons:

- 1] No objections from neighbors
- 2] Property has unique issues
- 3] Corner lot, which will not grant special privileges that are denied other properties in same zoning district
- 4] Conditions/circumstances not created by owner

Yeas – Brouwer, VandenHeuvel, VanAanhold. Nays – Zomerlei. Motion carried.

No new business.

Motion to adjourn by VandenHeuvel, supported by VanAanhold. Carried.

Meeting adjourned at 6:17 p.m.

Respectfully submitted,

Bonnie Oosterink, Recording Sec.
Zoning Board of Appeals

Minutes approved on _____ by _____
Chair

