

PROCEEDINGS OF THE CITY COMMISSION
CITY OF EAST GRAND RAPIDS

Regular Meeting Held April 15, 2019

Commission President Miller called the meeting to order at 6:00 p.m. in the City Commission Chambers at the East Grand Rapids Community Center and led the audience in the Pledge of Allegiance.

Present: Commissioners Duncan, Favale, Hamrick, Miller, Walters and Zagal

Absent: Mayor Seibold

Also Present: City Attorney Huff; Interim City Manager LaFave; Finance Director Mushong, Public Safety Director Herald; City Clerk Brower; Captain Buikema, Zoning Administrator Mizikar; Communications Specialist Licari

2019-65. No public comment was received.

2019-66. Commissioner Hamrick noted that some wild turkeys had been spotted in Gaslight Village.

Interim City Manger LaFave reported road construction programs would begin this week. Residents can find information and follow the progress of various projects at www.eastgr.org/construction.

2019-67. Request to approve a Special Use Permit for State Farm Insurance to use the ground level space as professional offices.

Zoning Administrator Mizikar reported that State Farm Insurance wants to move their office into the corner of the shopping center building but needs a special land use permit to operate on the ground floor of a building in the C-1 commercial district. Mr. Mizikar noted that all parking requirements were met.

Bill Cole of State Farm Insurance offered to answer questions on this request.

Commission President Miller opened a public hearing. The following communications were received at City Hall concerning this variance request:

- Steve Dodgson, Gaslight Properties No issue with special land use

No other public comment was received. Commission President Miller closed the public hearing.

2019-067-A. Zagal-Duncan. That a Special Use Permit be approved for State Farm Insurance to allow the use of a ground level space at 2179 Wealthy, Suite 2169, as professional offices within the C-1 Commercial District.

Commissioner Zagal noted this business had been a valuable contribution to Gaslight Village for many years and that the new master plan recommended these types of requests be accommodated.

Commissioner Miller reported the Planning Commission had reviewed this request and voted to approve. The Planning Commission is also looking at ordinance changes as recommended in the master plan.

Yeas: Duncan, Favale, Hamrick, Miller, Walters and Zagal – 6

Nays: -0-

2019-68. A zoning variance hearing was held regarding the request of State Farm Insurance to allow the installation of an outdoor wall sign at 2179 Wealthy measuring 18.75 square feet instead of the allowed 13 square feet.

Zoning Administrator Mizikar explained the sign ordinance limited the size of the proposed sign to 10% of the front wall area and because the business was in an interior corner of the building, the size of the sign would be

smaller than those businesses around it. He noted the proposed sign would be similar in size to others on the building.

Commission President Miller opened a public hearing. The following communications were received at City Hall concerning this variance request:

- Steve Dodgson, Gaslight Properties Felt larger signage was not warranted.

No other public comment was received. Commission President Miller closed the public hearing.

2019-068-A. Zagel-Favale. That the request of State Farm Insurance to allow the installation of an outdoor wall sign at 2179 Wealthy measuring 18.75 square feet instead of the allowed 13 square feet be approved.

Commissioner Zagel felt the location and roof line made the situation a little unique and noted the proposed sign would fit in well with the others.

Commissioner Walters agreed the corner location meant the percentage calculation was not fair to this storefront and agreed the variance request was reasonable.

Yeas: Duncan, Favale, Hamrick, Miller, Walters and Zagel – 6

Nays: -0-

2019-69. Request to approve the division of land at 2020 Robinson Road.

Zoning Administrator Mizikar reviewed the request and stated that both lots will meet the size requirements for the zoning district and the standards set up in the land division ordinance. He noted the increase to the lot size for 2050 Robinson Road would not allow larger accessory buildings.

Peter Faber, 2020 Robinson, stated his neighbors were interested more outdoor living space and would be purchasing a section his of property to increase their side yard. Mr. Faber noted there would be language in the deed restricting the ability to build on this portion of the land.

Commission President Miller opened a public hearing. No public comment was received. Commission President Miller closed the public hearing.

2019-069-A. Duncan-Hamrick. That the request of Peter Faber of 2020 Robinson Road to transfer approximately 12,850 square feet with 50' of frontage to Jack and Susan Smith of 2050 Robinson Road be approved with the following conditions:

1. The split complies with the surveys and legal descriptions presented in the land division application; and
2. The relevant deed(s) or land contract(s) be recorded with the Kent County Registrar of Deeds within 90 days of approval; and

Commissioner Duncan felt this property transfer would be good for both owners and she was not concerned about new structures being built.

Commissioner Zagel questioned whether portions of the existing fence would be removed. Interim City Manager LaFave noted the fence was not in violation of any ordinances and the property owners could work this out between themselves. Commissioner Zagel recommend the owners determine the future of the fence before the transfer of property and put the agreement in writing for future owners to know the intentions.

Yeas: Duncan, Favale, Hamrick, Miller, Walters and Zagel – 6

Nays: -0-

2019-70. Duncan-Zagel. To approve the consent agenda as follows:

2019-070-A. Minutes of the regular meeting held March 18, 2019.

2019-070-B. Minutes of the rescheduled regular meeting held March 25, 2019.

2019-070-C. Payroll disbursements of \$-0-; county and school disbursements of \$421,125.39p; county and school disbursements of \$-0-, and total remaining disbursements of \$875,895.85.

2019-070-D. Approval of the request to allow public safety officers to purchase their former pistols after new weapons are purchased.

2019-070-E. The preliminary minutes of the Parks & Recreation Commission meeting held March 11, 2019.

2019-070-F. The preliminary minutes of the Planning Commission meeting held March 12, 2019.

Yeas: Duncan, Favale, Hamrick, Miller, Walters and Zagel – 6

Nays: -0-

2019-71. Finance Director Mushong presented an overview of the FY 2019-20 budget and the issues that will be discussed at the upcoming work sessions.

The meeting adjourned at 7:02 p.m., subject to the call of the Mayor until May 6, 2019.

Karen K. Brower, City Clerk