

PROCEEDINGS OF THE CITY COMMISSION
CITY OF EAST GRAND RAPIDS

Regular Meeting Held August 4, 2014

Mayor Seibold called the meeting to order at 6:01 p.m. in the City Commission Chamber at the Community Center and led the audience in the Pledge of Allegiance.

Present: Commissioners Goebel, Graham, Miller, Skaggs and Mayor Seibold

Absent: Commissioners Dills and Duncan

Also Present: City Manager Donovan; City Attorney Huff; Public Safety Director Herald; Finance Director Mushong; City Clerk Brower; Zoning Administrator Faasse; Planning Consultant Jirousek

2014-97. Commissioner Skaggs reminded everyone to vote in the primary election on August 5, 2014.

2014-98. A zoning variance hearing was held regarding the request of Christopher O'Connor of 2722 Maplewood to allow the construction of an addition to the home creating a side yard setback of 5.8' instead of the required 7.0', and to allow a combined side yard setback of 15.7' instead of the required 18.'

Zoning Administrator Faasse explained the current detached garage will be taken down and a new attached garage built in the same place.

Christopher O'Connor, 2722 Maplewood, explained the new garage would be in the same location but would now be attached to the home. The new garage would also be deeper than the current garage. He stated he had spoken with the neighbors on both sides of his property and neither had any objection to the project.

Mayor Seibold opened a public hearing. No other public comment was received. Mayor Seibold closed the public hearing.

A. Graham-Miller. That the request of Christopher O'Connor of 2722 Maplewood to allow the construction of an addition to the home creating a side yard setback of 5.8' instead of the required 7.0', and to allow a combined side yard setback of 15.7' instead of the required 18' be approved.

Mayor Seibold noted the new garage would be no more intrusive than the prior garage and expressed her support for the project.

Yeas: Goebel, Graham, Miller, Skaggs and Seibold – 5

Nays: -0-

2014-99. Introduction of an ordinance amendment to amend Section 5.28 (B) of the City Code pertaining to through lots.

David Jirousek of LSL Planning explained the new ordinance would require the Public Works Director to determine a primary and secondary street of any through lot for zoning purposes and to determine which sides would be the primary front and the secondary front yards. The ordinance encourages the mass of any new home to be weighted toward the primary street and uses an average of the rear yards of adjacent lots to determine the secondary front yard setback.

Commissioner Miller asked how this ordinance would deal with streets where there were no homes facing the secondary street, such as the 400 block of Cambridge where all lots were through lots. City Manager Donovan noted this situation had been excluded from the current ordinance, but provisions may need to be added to address this.

City Manager Donovan explained this ordinance would be sent to the Planning Commission for discussion and recommendation starting with its September 9th meeting and would return to the City Commission for a final reading and adoption later this fall.

- A. Graham-Miller. That an ordinance amendment to amend Section 5.28 (B) of the City Code pertaining to through lots be introduced as set forth in Exhibit "A" attached hereto and sent to the Planning Commission for review and recommendation.

Yeas: Goebel, Graham, Miller, Skaggs and Seibold – 5
Nays: -0-

2014-100. Miller-Goebel. Motion to approve the consent agenda as follows:

- A. To approve the minutes of the regular meeting held July 21, 2014.
- B. To approve payroll disbursements of \$214,529.51; county and school disbursements of \$2,875,044.07, and total remaining disbursements of \$224,588.48.
- C. The appointment of Sara Lachman of 849 Pinecrest to the Planning Commission for a term ending June 30, 2017 and the appointment of Vasily Gagin of 2935 Pioneer Club to the Traffic Commission for a term ending June 30, 2015.

Yeas: Goebel, Graham, Miller, Skaggs and Seibold – 5
Nays: -0-

2014-101. Elizabeth Goede, 417 Cambridge, asked why through lots are permitted at all as she felt they destroyed the sense of community on individual blocks. She urged the City Commission to consider the damage that would be done to neighborhoods if through lots are allowed.

The meeting adjourned at 6:24 p.m., subject to the call of the Mayor until August 18, 2014.

Karen K. Brower, City Clerk

Attachments: A – Ordinance Amendment to add Section 5.28 (B) pertaining to through lots.

Attachments listed above are available for inspection at the office of the City Clerk.