

PROCEEDINGS OF THE CITY COMMISSION  
CITY OF EAST GRAND RAPIDS

**Regular Meeting Held October 19, 2015**

Mayor Seibold 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 Dills, Duncan, Graham, Johnson, Miller, Skaggs and Mayor Seibold

Absent: None

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

2015-107. Louis DeShane, Plainfield Township, spoke against The Rapid's plan to change retirement plans for their union to a defined contribution plan and urged Mayor Seibold to vote against this in her position on The Rapid Board of Directors.

Trula Schad, Grand Rapids, stated that she deserves the full pension she was promised by The Rapid when she started many years ago.

Peter Ricketson, submitted a letter from Presidential candidate Bernie Sanders supporting the Amalgamated Transit Union in their fight against contract changes. Mr. Ricketson stated the cost to keep the defined benefit plan was only 2% of the Rapid's budget and was worth keeping.

2015-108. Commissioner Dills congratulated Parks & Recreation Director Fred Bunn on his recent win at the World Duathlon event in Adelaide, Australia over the weekend.

Mayor Seibold gave the details of Fred Bunn's duathlon win: a 10K run, 40K bike, 5K run in 2:00:30 earned him the 1<sup>st</sup> Place in the Men's 50-54 age group, and 37<sup>th</sup> place of 561 total participants.

Mayor Seibold announced the Public Safety Department would be hosting an open house on Saturday, October 24 to celebrate the 30<sup>th</sup> anniversary of the combined police and fire departments. She also thanked the members of the transit union for voicing their opinions about this complex issue before The Rapid Board.

2015-109. A zoning variance hearing was held regarding the request of Judy Maggini of 1916 Lake Drive to allow the construction of a new single-family home with a front yard setback of 94.3' instead of the required average setback of 135.3'.

Rob Sears, Sears Architects, explained the proposed orientation of the house and garage and noted that only 28% of the lot is buildable once the average front yard setback is determined. He asked for approval of locating the mass of the house behind the setback line with only the three-stall garage located in front of the setback.

Mayor Seibold opened a public hearing. The following people were present to express their opinions:

- Betsy & Scott Raymond, 1930 Lake Drive      Felt a new home could be built within the requirements and asked City Commission to uphold the rules.

The following communications were received at City Hall concerning this variance request:

- Chris & Emily Backus, 645 Cardinal                      In Favor  
- Richard & Judith Bereza, 700 Cardinal                      In Favor  
- Kerry & Dirk VerMeulen, 681 Laurel Circle                      In Favor

- Mary Claire Trombly, 651 Cardinal	In Favor
- Steve & Melissa Conlon, 709 Cardinal	In Favor
- Brian & Rebecca Staggs, 1905 Lake Drive	In Favor
- Nyal Deems, 701 Wilcox Circle	In Favor
- Scott & Betsy Raymond, 1930 Lake Drive	Opposed
- Martin & Erin Grin, 1941 Lake Drive	In Favor
- Benjamin & Sarah Masterson, 708 Laurel Circle	In Favor
- Tim & Elizabeth Jacobson, 651 Laurel Circle	In Favor
- Judy Maggini, 711 Laurel Circle	In Favor

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

- 2015- -A. Graham-Johnson. That the request of Judy Maggini of 1916 Lake Drive to allow the construction of a new single-family home with a front yard setback of 94.3' instead of the required average setback of 135.3' be approved.

Zoning Administrator Faasse gave a history of this property in relation to the development of Laurel Circle.

Commission Graham supported the request because the back of the garage would be screened with trees facing the neighbors which would block the noise and movement.

Commissioner Johnson noted the wide variation in front yard setbacks along Lake Drive made it difficult to determine what would look best. She supported the variance as it would give the home a better back yard.

Commissioner Dills noted that while the neighboring property skewed the average setback calculation, this was still a big ask in relation to the requirements. He felt pushing home back 10' on the lot would still allow a nice back yard and keep the front more in line with others.

Commissioner Miller agreed this was a difficult lot for home placement, but had a problem with having the garage placed so far in front of the neighbors. He stated he could support a variance if the garage were moved back 10' from this current request.

Commissioner Skaggs stated that a 41' variance from ordinance requirements was a big ask for a home being built with a clean slate, but agreed it would be nice to have the bigger back yard.

Mayor Seibold agreed this was an interesting situation given the dimensions of the lot and the setbacks of the home on either side, but felt it was important to maintain the harmony with the other properties.

- 2015- -B. Skaggs-Miller. That the request of Judy Maggini of 1916 Lake Drive to allow the construction of a new single-family home with a front yard setback of 94.3' instead of the required average setback of 135.3' be tabled to allow the applicant to consider changes to the request. A roll call vote was taken.

Yeas: Dills, Duncan, Graham, Johnson, Miller, Skaggs and Seibold – 7  
Nays: -0-

- 2015-110. A zoning variance hearing was held regarding the request of Chip Kleinheksel of 2429 Hall Street to allow the construction of a new garage with an east side yard setback of 4.4' instead of the minimum 6.2' and combined side yards of 15.5' instead of the minimum 15.9'.

Zoning Administrator Faasse explained this property was non-conforming because the depth of the lot meant a smaller lot area. He stated that the drainage concern expressed by the neighbors would be addressed during the building permit process.

Chip Kleinheksel, stated the current garage was too narrow to allow even one vehicle to fit in properly, and the new garage and entry way would allow two vehicles and sufficient walking space.

Mayor Seibold opened a public hearing. The following communications were received at City Hall concerning this variance request:

- |                                |           |
|--------------------------------|-----------|
| - Mike & Amy Bishop, 2436 Hall | In Favor. |
| - Rebecca Sitterly, 2437 Hall  | In Favor. |
| - Todd Bell, 2428 Hall         | In Favor. |

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

- 2015- -A. Duncan-Skaggs. That the request of Chip Kleinheksel of 2429 Hall Street to allow the construction of a new garage with an east side yard setback of 4.4' instead of the minimum 6.2' and combined side yards of 15.5' instead of the minimum 15.9' be approved.

Commissioner Duncan agreed this was a very reasonable request and expressed her support.

Commissioner Miller and Mayor Seibold agreed this was a reasonable request.

Yeas: Dills, Duncan, Graham, Johnson, Miller, Skaggs and Seibold – 7  
Nays: -0-

- 2015-111. Miller-Johnson. To approve the consent agenda as follows:

- 2015- -A. To approve the minutes of the regular meeting held October 5, 2015.
- 2015- -B. Report of Finance Committee on disbursement of funds: payroll disbursements of \$211,962.33; county and school disbursements of \$54,652.00, and total remaining disbursements of \$392,156.74.
- 2015- -C. A request from The Right Place for funding of \$12,500 to be paid in the amount of \$2,500 per year for five years beginning in the FY 2016-17 budget to assist in economic development activities..
- 2015- -D. An updated “Kent Area Narcotics Enforcement Team (KANET) Operating Agreement” adding the Wyoming Department of Public Safety as set forth in Exhibit “A” attached hereto.
- 2015- -E. A contract for property and liability insurance with Berends Hendricks Stuit Insurance Agency representing Travelers Insurance in the amount of \$191,327.00.
- 2015- -F. The preliminary minutes of the Parks & Recreation Commission meeting held August 10, 2015.
- 2015- -G. The preliminary minutes of the Parks & Recreation Commission meeting held September 14, 2015.

Yeas: Dills, Duncan, Graham, Johnson, Miller, Skaggs and Seibold – 7  
Nays: -0-

The meeting adjourned at 6:55 p.m., subject to the call of the Mayor until November 2, 2015.

---

Karen K. Brower, City Clerk

Attachments: A – Kent Area Narcotics Enforcement Team (KANET) Operating Agreement

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