

PROCEEDINGS OF THE CITY COMMISSION  
CITY OF EAST GRAND RAPIDS

**Regular Meeting Held February 1, 2016**

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, Hamrick, Miller, Skaggs, Zagel and Mayor Seibold

Absent: None

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

2016-08. Peter Dimitriou, complimented the city on the wonderful walkways throughout the city. He invited everyone to watch an online event later that evening and requested a community forum on climate change issues.

2016-09. City Manager Donovan expressed condolences to the citizens and staff of the City of Rockford on the recent passing of City Manager Michael Young. Commissioner Zagel echoed these sentiments.

Commissioner Dills reported the Planning Commission appreciated hearing about the recent discussions at the City Commission level on several issues.

Commissioner Miller urged those venturing onto area lakes to use caution because ice is never completely safe.

Commissioner Skaggs thanked his fellow officials for signing the letter to state legislators requesting the repeal of PA269, which prohibits local officials from communicating information to residents within 60 days of an election.

Mayor Seibold reported her State of the City letter would be going out to residents soon in the February water bill. She noted that residents should be proud of the things accomplished and could look forward to many new projects in 2016.

2016-10. A zoning variance hearing was held regarding the request of Matt & Alissandra Kruer, owners of 2713 Reeds Lake Blvd, to allow the construction of a new home with a secondary front yard setback of 90.5' instead of the more restrictive setback of approximately 154'.

Zoning Administrator Faasse noted the through-lot regulations created a very small building envelope on this lot and reported that even the current home would not meet the setback regulations if built today.

Rob Sears of Sears Architects stated the lot is virtually unbuildable without a variance from the rear yard setback requirement.

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

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| - Deanna Eckert, 2827 Reeds Lake Blvd. | Stated 3-car garage makes it appear to be a service entrance instead of the front of the home. Suggested flipping the setbacks to place the home farther from the street. |
| - Eaaron Henderson-King, 245 Hodenpyl  | Felt the home was far too large for the area and would change the dynamic of the neighborhood.  |

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

- Matt Abraham, 2705 Reeds Lake Blvd            In Favor.

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

2016- -A. Miller-Hamrick. That the request of Matt & Alissandra Kruer, owners of 2713 Reeds Lake Blvd, to allow the construction of a new home with a secondary front yard setback of 90.5' instead of the more restrictive setback of approximately 154' be approved.

Commissioner Skaggs questioned whether the proposed home met height requirements. Zoning Administrator Faasse stated he had not reviewed a formal building plan for this variance request, but that any building permit application would have to meet requirements before a permit is issued. Mr. Faasse further noted the garage, as depicted in the front elevation provided, would be considered a basement and would not be considered a "story" for zoning purposes. It would also not be considered a "walk-out" since it is in the front of the house.

Mayor Seibold reminded everyone that zoning regulations are intended to standardize certain aspects of the neighborhood but that individual homes will be laid out differently within the regulations.

City Attorney Huff highlighted sections of the through-lot ordinance relating to front-yard and secondary setbacks. Zoning Administrator Faasse answered questions about how the height of the house is determined for zoning purposes.

Commissioner Dills felt the 90' setback was reasonable in this case.

Commissioner Miller agreed with the height and size concerns voiced by the residents, but stated he would support the request since only the setback variance was under consideration at this time.

Commissioner Skaggs felt the through-lot ordinance was meant to keep neighboring streets compatible with each other and since this property was a through-lot in name only, it made sense to grant the variance.

Mayor Seibold agreed that since the current home would not meet the new setback requirements, the new home would not be significantly different than the current one as far as setbacks were concerned.

Commissioner Zagel questioned whether the view from the neighboring homes would be impacted and land contour or landscaping should be taken into consideration. City Manager Donovan stated these were not usually taken into account and that this variance was only necessary because the property is considered a through-lot.

Yeas: Dills, Duncan, Hamrick, Miller, Skaggs, Zagel and Seibold – 7

Nays: -0-

2016-11. Introduction of an ordinance amendment to Section 5.20 of Chapter 50 of Title V of the City Code to rezone the parcel at 610 Lovett from R-3 Single Family to C-1 Commercial.

Zoning Administrator Faasse explained the ordinance was to change the zoning map to reflect this property as being zoned C-1 Commercial. The property has been used as a commercial property since the 1980's and has been a salon for at least the last twenty years operating with a use variance. He stated the Planning Commission has reviewed the request and recommends the property be rezoned.

Commissioner Dills noted that since commercial properties had less restrictive setbacks than properties zoned residential, renovations could result in the building being located much closer to the street and adjacent homes. Mr. Faasse stated that any changes to the building or its use would have to go through the city's site plan review process, which could be used to control certain aspects of any renovations.

Catherine Jacobs, attorney for the property owner, stated the salon was interested in some remodeling and took the opportunity to have the property rezoned according to the long-standing use. She felt that the city's ordinances and processes have many built-in safeguards to keep the commercial area attractive.

2016- -A. Duncan-Zagel. That an ordinance amendment to Section 5.20 of Chapter 50 of Title V of the City Code to rezone the parcel at 610 Lovett from R-3 Single Family to C-1 Commercial be introduced as set forth in Exhibit "A" attached hereto.

Commissioner Dills noted this area was designated for mixed-use in the Master Plan. Mayor Seibold stated the Master Plan would be reviewed in the near future and this area would be evaluated again.

Yeas: Dills, Duncan, Hamrick, Miller, Skaggs, Zagel and Seibold – 7

Nays: -0-

2016-12. Discussion of Spring Break meeting.

2016- -A. Miller-Duncan. That the meeting scheduled for April 4, 2016 be moved to Monday, March 28, 2016 at 6:00 pm.

Yeas: Dills, Duncan, Hamrick, Miller, Skaggs, Zagel and Seibold – 7

Nays: -0-

2016-13. Duncan-Miller. To approve the consent agenda as follows:

2016- -A. To approve the minutes of the regular meeting held January 18, 2016.

2016- -B. Report of Finance Committee on disbursement of funds: payroll disbursements of \$210,468.59; county and school disbursements of \$75,517.23, and total remaining disbursements of \$978,465.69.

2016- -C. A contract with Watkins Ross in the amount of \$4,200 to provide an actuarial valuation for the City's retiree healthcare plan.

2016- -D. The purchase a new generator at the DPW complex from Kent Equipment of Sparta in the amount of \$25,900 and installation from Windemuller Electric of Wayland in the amount of \$12,270 for a total project cost of \$38,170.

2016- -E. A resolution amending the FY 2015-16 budget for the quarter ending December 31, 2015 as set forth in Exhibit "A" attached hereto.

2016- -F. Quarterly financial reports for the period ended December 31, 2015.

Yeas: Dills, Duncan, Hamrick, Miller, Skaggs, Zagel and Seibold – 7

Nays: -0-

The meeting adjourned at 6:53 p.m., subject to the call of the Mayor until February 15, 2016.

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Karen K. Brower, City Clerk

Attachments: A – Resolution amending FY 2015-16 budget

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