

PROCEEDINGS OF THE CITY COMMISSION
CITY OF EAST GRAND RAPIDS

Regular Meeting Held June 6, 2016

Commission President Dills 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, Hamrick, Miller, Skaggs, Zagel and President Dills

Absent: Mayor Seibold

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

2016-51. No public comment was received.

Commissioner Zagel remarked on the many amazing events coming up this summer and urged everyone to make plans for the events and to patronize the businesses in Gaslight Village.

Commissioner Miller thanked the staff and volunteers who planned and assisted with the Reeds Lake Run on Saturday, June 4.

President Dills reminded everyone of the run, parade, events and fireworks coming up on the 4th of July.

Assistant City Manager LaFave gave an update on the construction projects underway in the City.

2016-52. A zoning variance hearing was held regarding the request of Dan & Jill Willey of 2624 Richards to allow the construction of a detached garage with a rear setback of 1.0' instead of the required 3.0,' a side yard setback of 1.3' instead of the required 3.0,' and to allow a nonconforming structure to be reconstructed after significant damage.

Zoning Administrator Faasse explained the request to rebuild a garage that was destroyed by a fallen tree. He noted Consumers Energy has consented to the request to re-use their easement. The garage will use the same foundation and driveway.

Dan Willey, 2624 Richards, was present to explain the request and answer questions.

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

- R. Catherine Giguere, 2628 Richards	In Favor.
- Glenn Hendrix, 2621 Richards	In Favor.
- Jack Greene, 2645 Richards	In Favor.

No other public comment was received. President Dills closed the public hearing.

2016- -A. Miller-Zagel. That the request of Dan & Jill Willey of 2624 Richards to allow the construction of a detached garage with a rear setback of 1.0' instead of the required 3.0,' a side yard setback of 1.3' instead of the required 3.0,' and to allow a nonconforming structure to be reconstructed after significant damage be approved.

Commissioner Miller felt this was an appropriate request because it was rebuilding on the same spot and finding a different suitable location would be difficult on this lot.

Commissioner Zagel agreed it made sense to use the undamaged driveway and foundation.

Commission Hamrick noted the same type of request was approved next door two years ago.

President Dills agreed it would not be fair to make the homeowners spend additional funds to remove and then rebuild the foundation and garage. He noted this location kept the building separation between the home and garage at the required distance.

Yeas: Dills, Duncan, Hamrick, Miller, Skaggs and Zigel – 6

Nays: -0-

- 2016-53. A zoning variance hearing was held regarding the request of Jeffrey Clark of 528 Cambridge to allow the construction of a detached garage with a building height at the midpoint of the roof of 18.5' instead of the maximum allowed 16.0'.

Zoning Administrator Faasse explained the request to build a new garage with a taller roof line than allowed by ordinance. The new garage would meet all other zoning requirements. He noted the existing attached garage would be converted to living space.

Joel Peterson of J. Peterson Homes stated the roof pitch was designed to more closely match the house and provide storage above the vehicles. He reported the existing garage would be closed off immediately and then remodeled later into a new kitchen and living area.

President Dills opened a public hearing. No other public comment was received. President Dills closed the public hearing.

- 2016- -A. Duncan-Skaggs. That the request of Jeffrey Clark of 528 Cambridge to allow the construction of a detached garage with a building height at the midpoint of the roof of 18.5' instead of the maximum allowed 16.0' be approved.

Commissioner Duncan stated she felt the garage could be built to meet requirements and the extra height was not necessary.

Commissioner Miller felt this was a difficult request to approve because the garage could be built without a variance. He noted the commission often hears concerns about the height and mass of various buildings.

Commissioner Dills noted the ordinance had been amended in 2011 to raise the allowable height from 12' to 16' due to frequent requests. He stated he was less opposed to a larger garage than to a taller garage.

Commissioner Zigel stated the commission was not in the business of designing aesthetically pleasing structures, but in the business of making sure zoning regulations are followed.

Commissioner Hamrick did not feel the extra height was needed to build a functional garage.

Commissioner Skaggs noted that while he was sympathetic to the reasons behind the request to match the roofline of the home, he felt the property could still be used as intended without a variance.

Yeas: -0-

Nays: Dills, Duncan, Hamrick, Miller, Skaggs and Zigel – 6

- 2016-54. A public hearing was held pertaining to the General Fund budget and the property tax levy for Fiscal Year 2016-17. No public comment was received. President Dills closed the public hearing.

2016-55. A public hearing was held on the special assessment roll of delinquent accounts for placement on the July 1, 2014 tax roll. No public comment was received. President Dills closed the public hearing

2016- -A. Skaggs-Miller. That the special assessment roll of delinquent accounts totaling \$57,258.20 be certified and placed on the July 1, 2016 tax roll.

Yeas: Dills, Duncan, Hamrick, Miller, Skaggs and Zagel – 6
Nays: -0-

2016-56. Zagel-Miller. To approve the consent agenda as follows:

2016- -A. To approve the minutes of the regular meeting held May 16, 2016.

2016- -B. Report of Finance Committee on disbursement of funds: payroll disbursements of \$214,673.55; county and school disbursements of \$-0-, and total remaining disbursements of \$401,798.19.

2016- -C. The Joint Facilities budget for FY 2016-17 as recommended by the Joint Facilities Committee.

2016- -D. The appointment of David Bilardello of 703 Bagley to the Interurban Transit Partnership Board for a partial term ending December 31, 2016.

Yeas: Dills, Duncan, Hamrick, Miller, Skaggs and Zagel – 6
Nays: -0-

The meeting adjourned at 6:39 p.m., subject to the call of the Mayor until June 20, 2016.

Karen K. Brower, City Clerk