

PROCEEDINGS OF THE CITY COMMISSION
CITY OF EAST GRAND RAPIDS

Regular Meeting Held December 17, 2018

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 Duncan, Favale, Hamrick, Miller, Walters, Zagel and Mayor Seibold

Absent: None

Also Present: City Attorney Huff; City Manager Donovan; Assistant City Manager LaFave; Public Safety Director Herald; Finance Director Mushong; Parks & Recreation Director Bunn; City Clerk Brower; Zoning Administrator Mizikar; Communications Specialists Greenleaf and Licari, Sgt. Smith; PSOs Hollis, Karnes, Wallace

2018-181. No public comment was received.

2018-182. Commissioner Favale announced that the James Salon would be donating 20% of their profits to the high school PTO on Wednesday, December 19.

Mayor Seibold congratulated the Ferris State University football team on their 2nd place finish in the Division 2 national championships.

2018-183. Public Safety Director Herald presented the following awards: Life Saving Awards to Staff Sergeant Eric Smith and Public Safety Officer Zach Nagtzaam; Unit Citation Awards to Staff Sergeant Eric Smith, PSO Zach Nagtzaam, PSO Dan Lobbezoo and PSO John Karnes; Chief's Citation Award to Physician Assistant Megan Zabawa.

2018-184. A zoning variance hearing was held regarding the request of Christopher Wessely of 1447 Woodcliff to allow the construction of an addition to the rear of the home creating a rear yard setback of 15' instead of the required 25.'

Zoning Administrator Mizikar explained the request for a 15'x30' addition to the rear of the home that would contain a bedroom, bathroom and sitting area. He noted that the lot is non-conforming so the existing reduced side yard setback is allowed. He stated the proximity and size of the addition could be considered a detriment to the neighbor to the south.

Chris & Kim Wessely of 1447 Woodcliff were present to explain the request. Mr. Wessely stated the addition needed to be on the main floor to avoid using the stairs and felt this location was their best choice because it would line up with existing living space and avoid the kitchen windows. He stated the kitchenette shown on the plans could be eliminated and the entry would be a sliding glass door.

Commissioner Hamrick questioned whether the applicants had looked at the option of only a bedroom and bathroom that might be able to be built within the allowed setback and avoid the need for a variance. Mr. Wessely said this might be possible, but he would have to have an architect look at the options. He also acknowledged that there may be other options for adding on to the rear of the home but has not looked into these with any depth.

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

- Tom Stankewicz, 1453 Woodcliff

Requested the variance be denied as there were no special conditions on this property and the addition would have a negative impact on his property. He also felt it could be done without needing a variance and was concerned about water runoff and overcrowding in the neighborhood. Mr. Stankewicz noted he was not opposed to an addition to the home but did not support the current request.

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

- Smith Haughey on behalf of Stankewicz/Landane Opposed.
- Susan McCarthy, 1440 Edgewood Opposed.
- Edna Glaza, 2960 Maplewood Opposed.
- Sue Stoddard, 1427 Woodcliff Opposed.
- Matt Runyon, 1450 Woodcliff Opposed.

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

- 2018-184-A. Walters-Hamrick. That the request of Christopher Wessely of 1447 Woodcliff to allow the construction of an addition to the rear of the home creating a rear yard setback of 15’ instead of the required 25’ be approved.

Mayor Seibold reviewed several of the recent rear yard setback variances and the reasons they were approved or denied by the City Commission.

Commissioner Walters appreciated the desire to have an addition to the home to assist an aging relative and noted the new master plan does discuss looking at this type of mixed-use in the future; however, he could not support this request because the standards currently contained in the zoning ordinance are not met by this request. He also felt it would be a detriment to the next-door neighbor to build a large addition so close to the property line. He encouraged the applicant to explore all the options for building the addition without a variance.

Commissioner Zagel also supported the idea behind the project but hoped it could be done without a variance and without the negative impact on the neighbors.

Mayor Seibold stated the size and location did not seem like the best fit for the area as it reduces the private enjoyment of others in their back yards.

- Yeas: -0-
Nays: Duncan, Favale, Hamrick, Miller, Walters, Zagel and Seibold – 7

- 2018-185. Resolution amending the assessment roll for the Durant Street Special Assessment District.

Assistant City Manager LaFave explained the construction has been completed costs were under the budgeted amount, resulting in reduced assessments for the property owners on this street.

Mayor Seibold opened a public hearing on the updated assessment numbers. No public comment was received. Mayor Seibold closed the public hearing.

- 2018-185-A. Zagel-Miller. That a resolution amending the Durant Street Special Assessment District assessment roll be adopted as attached in Exhibit “A.”

Commissioner Zagel thanked Mr. LaFave and the Public Works Department for working so closely with residents on the assessment process and the construction work.

- Yeas: Duncan, Favale, Hamrick, Miller, Walters, Zagel and Seibold – 7
Nays: -0-

- 2018-186. Discussion of January 21, 2019 City Commission meeting.

- 2018-186-A. Duncan-Hamrick. That the regularly scheduled City Commission meeting of January 21, 2019 be moved to January 22, 2019 due to the Martin Luther King, Jr. Day holiday.

- Yeas: Duncan, Favale, Hamrick, Miller, Walters, Zagel and Seibold – 7

Nays: -0-

2018-187. Duncan-Miller. To approve the consent agenda as follows:

2018-187-A. Minutes of the regular meeting held December 3, 2018.

2018-187-B. Payroll disbursements of \$220,870.87; county and school disbursements of \$48,393.04, and total remaining disbursements of \$1,470,118.30.

Yeas: Duncan, Favale, Hamrick, Miller, Walters, Zagel and Seibold – 7

Nays: -0-

The meeting adjourned at 6:47 p.m., subject to the call of the Mayor until January 7, 2019.

Karen K. Brower, City Clerk

Attachments: A – Resolution amending the Durant Street Special Assessment District

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