

PROCEEDINGS OF THE CITY COMMISSION
CITY OF EAST GRAND RAPIDS

Regular Meeting Held March 5, 2012

Mayor Seibold called the meeting to order at 6:00 p.m. in the City Commission Chamber at the Community Center and led the audience in the Pledge of Allegiance.

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

Absent: None

Also Present: City Attorney Huff; Public Works Director Feldt; Finance Director Dood; Zoning Administrator Faasse; City Clerk Brower

2012-25. No public comment was received.

2012-26. Commissioner Graham reported he had attended the opening ceremonies for the military assistance center in Walker on Saturday and was very impressed with the facility and the help the center offers military members and their families.

2012-27. A zoning variance hearing was held regarding the request of Mary Mulligan of 861 Bellclaire to allow the construction of an addition to the attached garage creating a south side yard setback of 2.2' instead of the required 5.4', and to allow two side yards totaling 6.9' instead of the required 13.8.'

Zoning Administrator Faasse noted the house was a legal non-conforming property and as such was subject to reduced setback requirements due to the narrow lot. The owners are seeking a variance to further reduce the setbacks to add a second garage stall to the home.

Commissioner Miller questioned if the roof would overhang past the walls of the garage. Mr. Faasse stated there was a proposed 1' overhang in addition to the wall of the garage.

Commissioner Johnson asked whether there was currently living space above the garage. The applicant answered there was not.

Jim Black, 861 Bellclaire, was present to explain the request. He stated the homes on either side of this property had been renovated in the past and he felt it was unlikely they would expand again toward this property. He also noted the properties on either side did not use the greenspace adjacent to his home as their primary outdoor living area.

Jim Karczewski, 2607 Frederick and the architect for applicant, showed a sketch of how the subject property and the property to the south would look following the garage addition. He stated the space above the garage would be used for storage only and that the garage roof had been angled away from the house next door.

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

-Rick Holmes, 855 Bellclaire Supported the request.

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

- Jennifer & Patrick Stecco, 907 Bellclaire In Favor.
- Holly & Steve Goulet, 2602 Frederick In Favor.
- Joseph & Katy Levan, 865 Bellclaire In Favor.
- John Levings, 864 Bellclaire In Favor.
- Ed & Victoria Clark, 2615 Frederick No objection.
- Tim & Cindy Schad, 2609 Frederick In Favor.

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

- A. Graham-Johnson. That the request of Mary Mulligan of 861 Bellclaire to allow the construction of an addition to the attached garage creating a south side yard setback of 2.2' instead of the required 5.4', and to allow two side yards totaling 6.9' instead of the required 13.8' be approved.

Commissioner Dills stated he was not originally in favor of this request, but felt there was no other way to build an attached two-car garage for this home. He noted that since all the neighbors supported the request, he would vote in favor.

Commissioner Goebel also spoke in support although he was concerned about the space between the homes.

Mayor Seibold expressed concern about overbuilding of the area, but noted there were not a lot of options for this property owner. She stated she would support since all the neighbors seemed to be in favor of the project.

Yeas: Dills, Goebel, Graham, Johnson, Skaggs, Miller and Seibold – 7

Nays: -0-

- 2012-28. Johnson-Miller. Motion to approve the consent agenda as follows:

- A. Minutes of the regular meeting held February 20, 2012.
- B. Payroll disbursements of \$393,296.90; county and school disbursements of \$224,392.46, and total remaining disbursements of \$355,766.58.
- C. Change Order #1 to the contract with Kentwood Excavating in the amount of \$33,979.40 for additional work performed on the Hall Street watermain project.
- D. The City Commission and advisory board lists for FY 2012-13.

Yeas: Dills, Goebel, Graham, Johnson, Skaggs, Miller and Seibold – 7

Nays: -0-

The meeting adjourned at 6:16 p.m., subject to the call of the Mayor until March 19, 2012.

Karen K. Brower, City Clerk