

GRATTAN TOWNSHIP PLANNING COMMISSION
Regular meeting of September 2, 2009

1. Call to Order/Roll Call

Chairperson Alan Rumbaugh called the regular meeting of the Grattan Township Planning Commission to order at the Grattan Township Hall at 12050 Old Belding Road at 7:00 p.m. Members present: A. Berry, J. Proos, S. Miller, L. Sostecke, S. Christians D. Heffron and A. Rumbaugh. Members absent: none. Township Treasurer Sabrina Freeman and Township Zoning Administrator Gregg Converse also attended the meeting.

2. Pledge of Allegiance

A. Rumbaugh led the Pledge of Allegiance.

3. Approval of Agenda

A. Rumbaugh added Johnson Excavating as item 9 on the agenda. L. Sostecke said items on the agenda are reviewed in the order applications are received at the Township office. For that reason she asked if the McDonald's application could be reviewed before the Kuiper's application. There were no objections.

A. Berry moved and D. Heffron seconded to approve the amended agenda. All ayes. The motion carried.

4. Approval of Minutes

L. Sostecke moved and D. Heffron seconded to approve the amended minutes from the July 8, 2009 special meeting. All ayes. The motion carried.

5. Public Comments

There were no public comments.

6. Preliminary Meeting-Special Land Use- Charlene and Jim Mac Donald- 4245 Bedaki- Non-Conforming Structure on a Side Yard

Mrs. Mac Donald provided photographs and explained proposed additions of a 5' x 15.9' deck (possibly screened in), 2 storage areas under the deck and the possible addition of an ingress/egress window for future basement bedroom. She said work on the deck has already started. She also explained an earlier bay window addition and dining room expansion. Mrs. Mac Donald said they would

like a deck off the “slide” window in the dining room for safety. She said their lot is angled and becomes wider from the street to the lake. The location of this addition is farther away from the property line than the earlier addition.

Gregg Converse, Zoning Administrator, said the Mac Donald’s are before the Planning Commission because they are requesting an expansion of a non-conforming structure. Commissioners discussed the proposal. A. Rumbaugh said the bay window is within the 10’ side yard setback, but was not certain what the setback requirements were at the time of that addition. S. Miller asked why they wanted to build the deck that close to the neighbors. Mrs. Mac Donald said the Township would not let them install a slider on that side of the dining room, so the “window” people built the “~~slide~~” “SLIDER” window. She said the Township had no problem with the window when it was installed. The Mac Donald’s are concerned that someone could fall through the screen. A. Berry said the Mac Donald’s can fix that window without adding a deck. He said the proposed addition would infringe on the property line and the problem with the window can be fixed without an addition and not cause a hardship. S. Miller asked the Mac Donald’s if they could build a deck without a roof. Mrs. Mac Donald asked how big the deck could be. Mrs. Mac Donald asked if neighbor’s comments at the public hearing would have any bearing on the Planning Commission’s decision. A. Rumbaugh said it may.

Commissioners discussed how close to the property line the proposed additions would be. J. Proos was concerned about having 2 structures that close together. S. Miller requested that the applicants provide measurements from the edge of the bay window roofline to the Mac Donald’s property line at the public hearing.

L. Sostecke moved and A. Berry seconded to schedule a public hearing regarding this request at the October 7, 2009 meeting. All ayes. The motion carried.

7. Preliminary Meeting-Special Land Use- Lori Kuiper- 12079 MAC Dr.- Expand a Non-Conforming Structure

Lori and Troy Kuiper explained their proposal to add a second story loft and a breezeway with full foundation to the existing house. There was a discussion about setbacks. Gregg Converse said there would be expansion within the non-conforming space. He explained that the applicants can add 2’ of height to the structure for every one foot of side yard over the 10’ side yard minimum setback. Commissioners agreed the addition of a second story loft would not obstruct neighbor’s view of the lake. It was noted that no more than 50% of the lot can be included in the footprint. The driveway is considered part of that footprint. It was also noted that the applicants can reduce the footprint by removing part of the large cement driveway. The applicants agreed to remove some of the driveway. Commissioners asked what the applicants plan to do with the existing garage. Lori Kuiper said they plan to replace the garage at a later date. The applicant’s agreed to connect the existing garage to the house now. Gregg Converse said

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the applicants should include the proposed location of the new garage in their revised site plan to avoid any problems later and suggested allowing the applicant's 2 years to redo the garage WITHOUT COING BEFORE THE PLANNING COMMISSION AGAIN IF THE GARAGE MEETS TOWNSHIP STANDARDS. Commission members agreed the proposed remodel would be an improvement to the neighborhood.

Troy Kuiper said they would like to begin work soon and have the house enclosed by winter. Commission members said a public hearing for the next Planning Commission meeting would need to be noticed and explained that process. They further explained that if the proposal is approved by the Planning Commission, the applicants would also need ZBA approval. A public hearing will be required for the ZBA meeting. There was a discussion about ways to move this application thru the process more quickly. The applicants requested a special Planning Commission meeting.

L. Sostecke moved and D. Heffron seconded to schedule a special Planning Commission meeting on 9-30-09 if the applicants pay for that meeting on 9-03-09. All ayes. The motion carried. The applicants said they would pay for that special meeting the next day.

8. Review-Special Land Use-Tom Skipper-10025 Belding Road

Commissioners reviewed the revised resolution regarding Tom Skipper's outdoor retail sales of landscape supplies in C-1 Commercial District.

S. Christians moved and J. Proos seconded to approve the proposed amendments as written. All ayes. The motion carried.

9. Johnson Excavating

A. Rumbaugh said Johnson Excavating does not have its excavating equipment stored and is in violation of the 9-1-09 deadline for excavators in the Township to store their equipment. D. Heffron said there may also be other excavators in violation. Commission members discussed and agreed to have Township Zoning Officer Gregg Converse send a letter to Johnson Excavating regarding the matter. Commissioners would like to know what excavators have registered with the Township and who is in compliance with storage requirements.

10. Adjournment

There being no further business, A. Rumbaugh declared the meeting adjourned at 8:50 p.m. If a special meeting is requested and paid for by the Kuipers, that meeting will be held on September 30, 2009. The next regular meeting will be held on October 7, 2009 at 7:00 p.m.

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Respectfully submitted,

Diane Timmons
Recording Secretary, GTPC

Al Berry, Secretary, GTPC