

**MINUTES OF THE COOPER CHARTER TOWNSHIP**  
**ZONING BOARD OF APPEALS**  
**HELD WEDNESDAY, APRIL 12, 2023**

A meeting of the Cooper Charter Township Zoning Board of Appeals was held on Wednesday, March 15, 2023, 1590 West D Avenue, Kalamazoo, MI.

Members Present: David Fooy, Sheryl Gluchowski, Carol DeHaan, Stephanie Davis, and Taylor Miller

Alternate Present: Tim Mott

Also Present: Mike Homier, Township Attorney; Julie Johnston, Township Planner

Meeting called to order at 5:30 p.m.

**Approval of the Agenda**

A motion by Comm. Gluchowski and support by Comm. Miller to approve the agenda as amended to add election of Chairman and Vice Chairman, Motion passes 5-0-0

**Review and Approval**

Members of the Commission reviewed minutes of the April 21, 2022, meeting.

A motion was made by Comm. Davis, supported by Comm. DeHaan to approve the minutes of the April 21, 2022, meeting as corrected. Motion passes 5-0-2

**Public Hearing**

Variance request. 2417 Spartan Drive.

Open Public Hearing

Applicant: Sherry VanMaaren

Request: Consideration for variance to allow an accessory building to be placed 5 ft from property line where 14-15 ft setback is required.

Property owner, Ms. VanMaaren discusses request Neighbors are in support of variance.

No public comments. No commissioner comments.

Close Public Hearing.

Julie Johnston reviews the Staff Report detailing the removal of two small accessory buildings currently on the property and how the property has a loss of width in the rear yard Ms. Johnston further discussed an option to reduce the variance which would increase the setbacks and suggested an 8 ft setback with a 7 ft variance at the rear property line, and a 9 ft setback with 5 ft variance on east property line.

Comm Davis questioned the size of the existing structure which will be removed but does not require the same setbacks.

Motion by Comm. Davis with support by Comm. DeHaan, to approve 7 ft rear property line variance and 5 ft east property line side variance. Motion passes 5-0-0.

Variance request. 290 West F Avenue.

Applicant Kelley Broekhuis

Request: Consideration for variance for an accessory building to be placed 5 ft side from side property line where a 15 ft side yard setback is required, and to allow a 40 ft building wall length where 36 ft is the maximum is permitted.

Open Public Hearing

Property owner, Ms. Broekhuis discusses the request and explains they desire to rebuild the existing structure in approximately same location. Requesting a longer garage building (26' wide / 24' deep to 26' wide/ 36' deep).

Public comment:

Barbara Monaweck gives public comment regarding concern of property line and retaining wall.

Julie Johnston reviewed the application and alternatives.

Motion by Comm Miller with support by Comm Gluchowski to approve a 5 ft variance from property line and deny the variance request to exceed the 36'. Motion failed 0-5-0.

Motion by Comm Miller with support by Comm Davis to approve the requested 10 ft variance and deny the requested 4 ft variance for the length of building and waive the conformity provisions under 120.330.A. Motion passed 5-0-0.

### **Other Business**

Discussion on ZBA meeting time to be at 5:30pm.

Election of Officers:

Chair and Vice-Chair election discussion.

Motion by Comm DeHaan with support by Comm Davis to appoint Comm Taylor as Chair, and Comm Gluchowski as Vice Chair. Motion passes 5-0-0.

Discussion of whether to require staking to be included in the application.

### **Public Comments**

Tim Mott in attendance and introduces himself as the alternate member on the ZBA.

### **Adjournment**

A Motion to adjourn was made by Comm. Miller and supported by Comm. DeHaan. The motion passes 5-0-0.