



**City of Allegan
Zoning Board of Appeals
231 Trowbridge Street, Allegan MI 49010**

AGENDA

July 9, 2021 10:00 pm

- 1. Call to Order**
- 2. Approval of agenda July 9, 2021**
- 3. Approval of meeting minutes June 10, 2021**
- 4. Application**
 - a. Veldheer Variance – Reduced Setback - Driveway**
- 5. Other Discussion**
- 6. Adjournment**

The minutes of this meeting will be available at City Hall, 231 Trowbridge Street, Allegan MI 49010

The City of Allegan is an equal opportunity provider and employer



**City of Allegan
Zoning Board of Appeals
City Hall 231 Trowbridge Street, Allegan MI 49010**

AGENDA

Thursday, June 10, 2021 - 7:00 pm

1. Call to Order

Call to order at 7:01pm.

2. Attendance

Present: Jon Cook, Alex Wilkening (absent), Kurt Hatfield

Also Present: Joel Dye, City Manager

3. Approval of agenda June 10, 2021

Motion by Cook with support from Hatfield to approve the agenda form Thursday, June 10, 2021 **Roll Call Vote; Cook yes, Hatfield yes, motion passed.**

4. Approval of Meeting Minutes January 5, 2021

Motion by Cook with support from Hatfield to approve the meeting minutes from January 5, 2021 **Roll Call Vote; Cook yes, Hatfield yes, motion passed**

5. Application – 879 Allegan Ave – parcel 03-51-350-027-00

- a.** Chairman Cook opened the public hearing at 7:10 PM to receive public comments regarding the application of variance request to create a substandard lot in the R-2 Zoning District. The applicant is requesting relief from Section 605 to transfer property leaving a lot of 4100 square feet in area, 4000 square feet less than the required 8100 square feet.
- b.** Terry Dryer, 880 Allegan Ave was in attendance to request additional information.
- c.** Chairman Cook closed the public hearing at 7:15 PM.
- d.** City Manager Dye, provided a staff report regarding the reduced lot area. It should be noted, Lori Castello, Zoning Administrator provided additional information in her absence. The ZBA members went through the Findings of Facts to support any decision to approve/deny application.

- e. Motion by Hatfield with support from Cook to approve the application from Kenneth Vanhorn for relief from Section 605 Zoning Code. **Roll Call Vote; Cook yes, Hatfield yes, motion passed**

6. Public Comments for items not on the agenda

- a. Let the record show no public comment was offered.

7. Adjournment

- a. Motion by Hatfield with supported by Cook, to adjourn the meeting at 7:21 PM. **Roll Call Vote; Cook yes, Hatfield yes, motion passed.**



City of Allegan
231 Trowbridge St.
Allegan, MI 49010
Ph. (269) 673-5511

City of Allegan Zoning Variance Application

1. Applicant Information

Contact Name: Walter Veldheer
Address: 950 Jackson St. City: Grandville State: MI Zip: 49418
Ph.: 616 366 5533 Email: _____

Please list all owners or interest parties in the property: Velma J Veldheer
deceased wife of Walter Veldheer

2. Property Information

Property Parcel Number: #03 - 51 - 01 033 007 00 - 300 - 116 - 50
Property Address: Bridge Road Allegan, MI 49010
Please list, if any, deed restrictions upon this property: N/A

*Property consists of
2 parcels one in City
and 1 in township.*

Present Use of Property: Vacant Land Current Zoning Classification: ↑

Total Lot Size (Acres or Sq. Ft.): 1.360 - 007-00 Is this property within a Historical District? Yes No
0.377 - 116-50

*007-00 R2 L0
116-50 Res. Vec.*

3. Brief Description of Request and Justification for Variance:

Seller (Veldheer) has
an accepted offer to purchase property
Buyer (Gilliland) will need a Variance in order
to put a driveway in to access property

4. Detailed Request and Justification

Please indicate below the requirements for which a variance is being requested:

- | | | | |
|---|---------------------------------------|--|---|
| <input checked="" type="checkbox"/> Setbacks | <input type="checkbox"/> Signs | <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Loading Space |
| <input type="checkbox"/> Front | <input type="checkbox"/> Size | <input type="checkbox"/> Wall/Fence | <input type="checkbox"/> Height |
| <input type="checkbox"/> Side | <input type="checkbox"/> Height | <input type="checkbox"/> Area Requirements | <input type="checkbox"/> Off-Street Parking |
| <input type="checkbox"/> Rear | <input type="checkbox"/> Setback | <input type="checkbox"/> Other _____ | |

Please indicate the characteristics of your property which require the granting of a variance for your intended project:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Too Narrow <i>Road frontage</i> | <input type="checkbox"/> Elevation | <input type="checkbox"/> Soil Issues |
| <input type="checkbox"/> Too Small | <input type="checkbox"/> Slope | <input type="checkbox"/> Sub-Surface Issues |
| <input type="checkbox"/> Too Shallow | <input type="checkbox"/> Irregular Shape | <input type="checkbox"/> Other _____ |

Justification for granting the requested variance: *Adjacent property owners are not interested in purchasing property without variance the property becomes undevelopable and land locked*
 Please initial here to indicate that you believe your variance request is allowable based on the conditions of the concerned parcel as set forth with the ordinance as presented at the end of the application: WU

Please initial here to indicate that you believe no potential negative impacts upon the surrounding areas would be caused by your request: WU

Please initial here to indicate that you have attached a survey or sketch of the property including all buildings, structures, distances to lot lines, and the uses and nearby structures on all surrounding properties. This sketch does not have to be to scale, but does need to have accurate measurements noted upon it: WU

5. Affidavit

The undersigned acknowledges the request is granted or other conditions favorable to the undersigned are rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of this Ordinance; the undersigned further affirms that they are the (Please Specify: Owner, Lessee, or other type of interested party) _____ involved in the appeal and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her, or their knowledge and belief.

Applicant Signature: Walter Veldner Date: 6/3/21

The signature of the applicant herein allows board of appeals members to enter onto property to view the applicant's requests.

Applicant Signature: Walter Veldner Date: 6/3/21

6. Return this form and supporting materials to:

Professional Code Inspections
Lori Castello
1575 142nd Ave
Dorr, MI 49323
Ph. (616) 877-2000, Fax (616) 628-3335
Email: lcastello@pcimi.com

In order for your application to be presented in front of the City of Allegan Zoning Board of Appeals, the application and supporting materials must be submitted thirty (30) days before the meeting that you wish your application to be considered. The City of Allegan Zoning Board of Appeals meets as necessary at City Hall (231 Trowbridge St., Allegan, MI 49010).

Accompanying fee (\$350.00) must be sent to City Hall at 231 Trowbridge St., Allegan, MI 49010. Applicants may pay by credit card by calling (269) 673-5511. An additional fee will apply if paying by card.

If you have any questions regarding this form, please contact Professional Code Inspections at (616) 877-2000.

For Office Use Only

Date Application Received: _____ Check Number: _____

Date Notice Sent: _____ Date of Hearing: _____

Date Action Taken: _____ Approved Denied

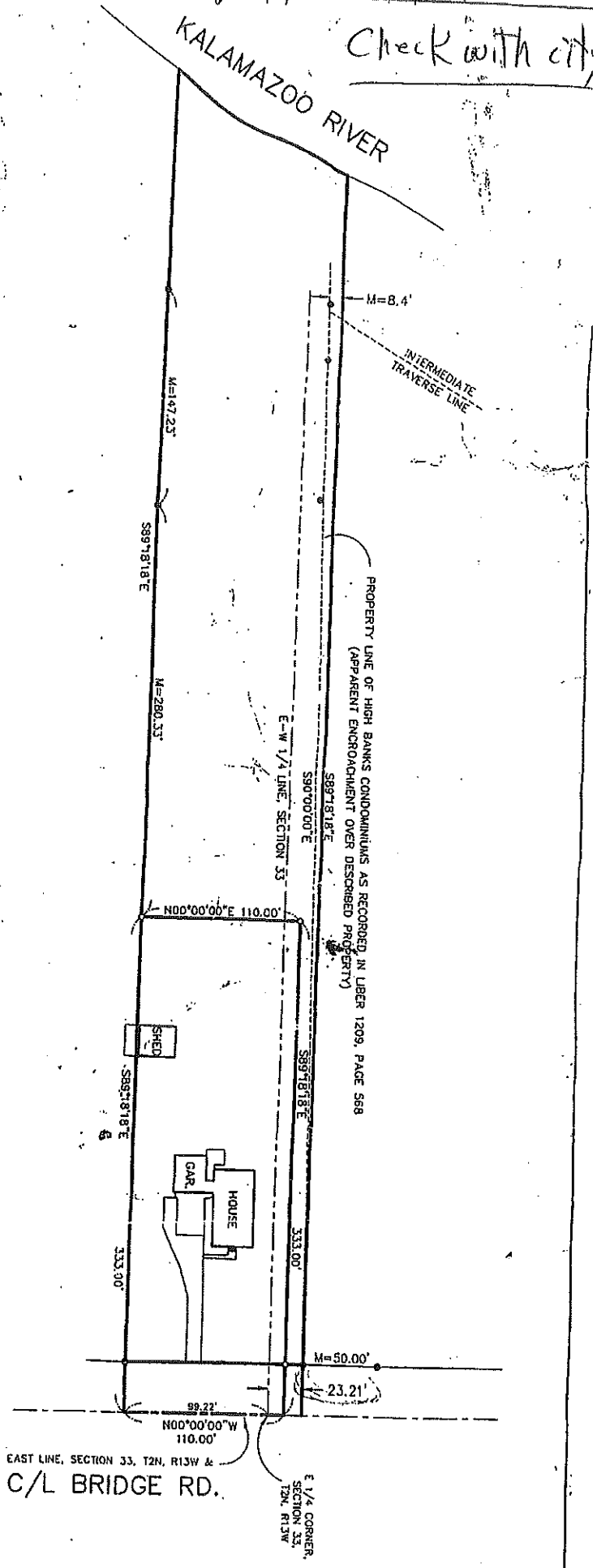
Walt Veldeer
Check with city

KALAMAZOO RIVER

OVERALL DESCRIPTION AS FURNISHED:
The South 23:21 feet of the SE 1/4 of the NE 1/4 lying East of the Kalamazoo River, Section 33, T2N, R13W; and ALSO the North 99:22 feet of the NE 1/4 of the SE 1/4 lying East of the Kalamazoo River, Section 33, T2N, R13W.

This survey was made from the legal description shown above. The description should be compared with the Abstract or Title or Title Policy for accuracy, easements, and exceptions.

Scale 1" = 80'
● Found Iron
○ Set Iron
--- Fence Line



SURVEYOR'S CERTIFICATE

I hereby certify that this survey has been prepared in conformance with the requirements of Act No. 131, P.A. 1970 and of Act 280, P.A. 1972, and that the survey error of closure is no greater than 1:5000.

FEENSTRA & ASSOCIATES, INC.
Civil Engineers and Surveyors
7482 Main Street • Jenison, MI 49428
Phone (616) 457-7050

File	33-2-13
Date	11/10/00

EAST LINE, SECTION 33, T2N, R13W & C/L BRIDGE RD.

E 1/4 CORNER, SECTION 33, T2N, R13W

Allegan County Parcel Number: 51-300-116-50



0 140 280 560 Feet

Address: Bridge Rd
Owner: Veldheer Velma J
Acres: 0.38



The information contained herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

Image Year: 2018 Map Date: 9/8/2020

Allegan Twp	Monterey Twp	Hopkin
01-033-007-00	01-033-007-10	01-610-004-00
01-033-008-00	01-033-009-10	01-610-002-00
01-033-009-00	01-033-009-00	01-610-003-00
01-033-009-00	01-033-009-00	01-610-007-00
Allegan Twp	Allegan City	Watson
Allegan Twp	Trowbridge Twp	Otsego

Allegan County Parcel Number: 01-033-007-00



Address: Veldheer Velma J
Owner: 1.26
Acres:




 Allegan County GIS Services

The information contained herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

Image Year: 2018 Map Date: 9/3/2020

Hopkins Twp		Monterey Twp			Hopkins Twp		
01	06	05	01	01	02	01	06
12	07	Allegan Twp			11	11	07
13	15	17	16	15	14	13	14
ley Twp					Watson Twp		
24	10	26	25	23	24	23	
25	30	Allegan City			26	25	30
31	31	32	31	30	30	31	
shire Twp		Trowbridge Twp			Otsego Twp		

Allegan (City) Variance 300 foot mailer list
Veldheer - Variance

Parcel Number	Owner Name	Property Street	Owner Street	Owner City	Owner St	Owner ZIP
01-033-001-00	ARMINTROUT DAVID	BRIDGE RD	1156 LINCOLN RD	Allegan	MI	49010
01-033-007-00	VELDHEER VELMA J		950 JACKSON ST	Grandville	MI	49418
01-033-007-10	MURPHY PAUL A	336 BRIDGE ST	336 BRIDGE RD	Allegan	MI	49010
01-033-008-00	FARNUM RAY & DEVRYN	1290 BRIDGE RD	1290 BRIDGE RD	Allegan	MI	49010
01-033-009-10	BUESE MICHAEL R & SUSAN G	1286 BRIDGE RD	1286 BRIDGE RD	Allegan	MI	49010
01-610-001-00	ELLIOTT DAVID B	BRIDGE RD	327 BRIDGE RD	Allegan	MI	49010
01-610-002-00	ELLIOTT DAVID B	327 BRIDGE RD	327 BRIDGE RD	Allegan	MI	49010
01-610-003-00	KROTZ ARTHUR RICHARD	1281 BRIDGE ST	1281 Williams BRIDGE RD	Allegan	MI	49010
01-610-005-00	KNIGHT HEATHER	1283 WILLIAMS BRIDGE RD	1283 WILLIAMS BRIDGE RD	Allegan	MI	49010
01-610-021-00	DZIEKEN LINDA & ROBERT C	2990 MAPLE ST	2990 MAPLE ST	Allegan	MI	49010
01-610-026-00	CLARK JAMES	2983 BRIDGE RD	2983 BRIDGE RD	Allegan	MI	49010
51-300-116-50	VELDHEER VELMA J	BRIDGE RD	950 JACKSON ST	Grandville	MI	49418
51-300-116-51	MURPHY PAUL A JR	BRIDGE RD	336 BRIDGE RD	Allegan	MI	49010
51-300-117-00	STRAND JOYCE A	326 BRIDGE RD	326 BRIDGE RD	Allegan	MI	49010
51-300-118-00	ARMINTROUT DAVID	OLD PINE RD FLATS	1156 LINCOLN RD	Allegan	MI	49010
51-335-001-00	HOLEWA LIVING TRUST	843 HIGHBANKS DR	843 HIGHBANKS DR	Allegan	MI	49010
51-335-002-00	STROUD CLAUDIA J ET AL	841 HIGHBANKS DR	841 HIGHBANKS	Allegan	MI	49010
51-335-003-00	BARNES CAROLYN	839 HIGHBANKS DR	839 HIGHBANKS DR	Allegan	MI	49010
51-335-004-00	DICK GARY L & LINDA L	837 HIGHBANKS DR	837 HIGHBANKS	Allegan	MI	49010
51-335-005-00	CARRA DONALD J & JODEAN L	835 HIGHBANKS DR	835 HIGHBANKS DR	Allegan	MI	49010
51-335-006-00	LESLIE ROBERT L & KIM M	833 HIGHBANKS DR	833 HIGHBANKS DR	Allegan	MI	49010
51-335-007-00	MILHIEM MARLENE A	831 HIGHBANKS DR	831 HIGHBANKS DR	Allegan	MI	49010
51-335-008-00	MORRIE ROSE ANN	829 HIGHBANKS DR	829 HIGHBANKS DR	Allegan	MI	49010
51-335-009-00	KECK PAUL E & NEAL LISA	827 HIGHBANKS DR	827 HIGHBANKS DR	Allegan	MI	49010
51-335-010-00	MARTIS GAIL	825 HIGHBANKS DR	825 HIGHBANKS DR	Allegan	MI	49010
51-335-011-00	BENGSTON LINDA L	823 HIGHBANKS DR	823 HIGHBANKS DR	Allegan	MI	49010
51-335-012-00	VALLINA PENNY	821 HIGHBANKS DR	821 HIGHBANKS DR	Allegan	MI	49010
51-335-013-00	LAGATTUTA LAURENCE A & DOROTHY L	819 HIGHBANKS DR	819 HIGHBANKS DR	Allegan	MI	49010
51-335-014-00	BORNAIS FAMILY TRUST	817 HIGHBANKS DR	817 HIGH BANKS DR	Allegan	MI	49010
51-335-015-00	VAHUE GARRY LEE	844 HIGHBANKS DR	844 HIGHBANKS DR	Allegan	MI	49010
51-335-016-00	HEMBOLDT DONALD E TRUSTEE	842 HIGHBANKS DR	842 HIGHBANKS DR	Allegan	MI	49010
51-335-019-00	TUPPER KAREN L	832 HIGHBANKS DR	216 RIVERSIDE DR	Allegan	MI	49010
51-335-020-00	GEORGEAU PHILLIP C TRUST	830 HIGHBANKS DR	2252 CHEVY CHASE BLVD	Kalamazoo	MI	49008

Alleagan (City) Variance 300 foot mailer list
 Veldheer - Variance

51-335-021-00	SIMPSON MARJORIE	828 HIGHBANKS DR	828 HIGHBANKS DR	Alleagan	MI	49010
51-335-022-00	ABRAMS CAROLYN A	826 HIGHBANKS DR	826 HIGHBANKS DR	Alleagan	MI	49010
51-335-023-00	HUFF LYNETTE R	815 HIGHBANKS DR	815 HIGHBANKS DR	Alleagan	MI	49010
51-335-024-00	WILLIARD TERRENCE O & NANCY J TRUST	813 HIGHBANKS DR	813 HIGHBANKS DR	Alleagan	MI	49010
51-335-025-00	HUNTER MILTON C FAMILY TRUST	811 HIGHBANKS DR	811 HIGHBANKS DR	Alleagan	MI	49010
51-335-026-00	BIGGS NORMA E	809 HIGHBANKS DR	809 HIGHBANKS DR	Alleagan	MI	49010
51-335-027-00	HAMMON BRADFORD R & SARI L	807 HIGHBANKS DR	807 HIGHBANKS DR	Alleagan	MI	49010
51-335-028-00	GRADINER LYNN R	805 HIGHBANKS DR	805 HIGHBANKS DR	Alleagan	MI	49010
51-335-029-00	RAMBADT ROD & KAREN	808 HIGHBANKS DR	808 HIGHBANKS DR	Alleagan	MI	49010
51-335-030-00	GRAZIER MARY L & KAYLOR MARIETTA J	806 HIGHBANKS DR	806 HIGHBANKS DR	Alleagan	MI	49010
51-335-031-00	MITCHELL ARLENE K	804 HIGHBANKS DR	506 JENNER DR	Alleagan	MI	49010
51-335-032-00	MILLER TRESA L & DOUGLAS JAMES	802 HIGHBANKS DR	802 HIGHBANKS DR	Alleagan	MI	49010
51-335-033-00	BENNETT LILLIAN	801 HIGHBANKS DR	801 HIGHBANKS DR	Alleagan	MI	49010
51-335-034-00	BIERLEIN RICHARD T & ELLEN D	803 HIGHBANKS DR	803 HIGHBANKS DR	Alleagan	MI	49010
51-350-059-00	CURTIS GORDON & PAMELA	301 BRIDGE RD	301 BRIDGE RD	Alleagan	MI	49010
51-350-061-00	HOTCHKISS KENNETH & DONNA	311 BRIDGE RD	311 BRIDGE RD	Alleagan	MI	49010
51-350-062-00	STURGIS DAVID A & SALLY J	317 BRIDGE RD	317 BRIDGE RD	Alleagan	MI	49010
51-350-063-00	WHEELER ELWIN & WANDA	315 SWAN AVE	315 SWAN AVE	Alleagan	MI	49010
51-350-070-00	OWEN MICHAEL T & JULIE A	221 BRIDGE RD	221 BRIDGE RD	Alleagan	MI	49010
51-370-009-50	SHEPHERD SUE	500 PARKWAY ST	500 PARKWAY ST	Alleagan	MI	49010