

**CITY OF IONIA**  
**Zoning Board of Appeals**  
**July 9, 2015**  
**Meeting Minutes**

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**CALL TO ORDER** The meeting was called to order by Chairperson Mike Kirgis at 12:05 PM, Thursday, July 9, 2015 at City Hall.

**ROLL CALL** Roll call revealed Members Jim Denny, Mark Jennings and Mike Kirgis present. Member Jeff Winters was excused. City Manager Jason Eppler was also present.

Members of the public present included Richard Geldhof.

**APPROVE AGENDA** Chairperson Mike Kirgis reviewed the agenda. After review, it was moved by Member Denny, seconded by Member Jennings to approve the agenda as presented. MOTION CARRIED.

**APPROVE MINUTES** The Board reviewed the minutes of the September 4, 2013 Zoning Board of Appeals meeting. After review, it was moved by Member Jennings, seconded by Member Denny to approve the minutes as presented. MOTION CARRIED.

**PUBLIC HEARING** Chairperson Kirgis opened the Public Hearing to receive comments on the request from Richard Geldhof, 643 West Lincoln Avenue, for a variance which, if approved, will permit Mr. Geldhof to construct an accessory structure totaling 1,920 square feet at 627 West Lincoln Avenue, exceeding the 960 square feet limitation contained in Section 1286.01(b)(2) of the City Code.

The City Manager stated that notice of the Public Hearing was published in the *Sentinel-Standard* and mailed to those residing or owning property within 300 feet of the subject property. He reported that no comments have been received. No comments have been received.

Chairperson Kirgis asked the City Manager to review the variance request submitted by Mr. Geldhof. The City Manager provided an overview. He also directed the Board to the Memorandum regarding the request prepared by the City's Planning Consultant, Mr. Tim Johnson, Wade Trim, dated June 24, 2015. Mr. Johnson's memorandum outlines the standards contained in the City Code for granting a variance.

Chairperson Kirgis asked Mr. Geldhof to provide an overview of his request. Mr. Geldhof stated that he intended to construct the accessory structure, if approved, for personal storage, not for storage for his business which is located on a contiguous parcel. He stated that he and his wife are selling their current home and downsizing and with the sale he will no longer have access to the storage structure located at his current home.

OLD BUSINESS: None.

NEW BUSINESS: Request for Zoning Variance – 627 West Lincoln Avenue:  
Chairperson Kirgis called for comments from the Board. Several questions were asked of Mr. Geldhof. A review of the memorandum from Mr. Johnson was also conducted. A lengthy discussion was held regarding the configuration of the lot at 627 West Lincoln Avenue (“T” shaped with the narrow portion from on West Lincoln Avenue) and the topography of the lot (considerable “drop” from West Lincoln Avenue to the south property line).

After review of the standards contained in 1244.05 of the City Code, it was moved by Member Jennings, seconded by Member Denny, to approve the variance request submitted by Richard Geldhof for 627 West Lincoln Avenue for permission to construct an accessory structure totaling 1,960 square feet and with 12’ sidewalls (with the height consistent with the standards contained in the City Code) based on the requests compliance with the standards for granting a variance contained in Section 1244.05 of the City Code, considering the configuration and topography of the lot. MOTION CARRIED.

MEMBER COMMENTS: None

ADJOURNMENT: It was moved by Member Denny, seconded by Member Jennings, to adjourn the meeting at 12:30 PM. MOTION CARRIED.

Respectfully submitted,  
Jason Eppler, Record Secretary

