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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
APRIL 25, 2019 – REGULAR MEETING
BARBER SCHOOL, 102 W EXCHANGE, SPRING LAKE MI**

Present: Ellen delaRosa-Pearn, Jack Ketchum, Larry Mierle, George Postmus, Tom TenCate,
Rachel Terpstra
Absent: None
Participant: Lukas Hill, Community Development Director

I. Call to Order

The meeting was called to order by Ketchum at 7:00 p.m.

II. Approval of Minutes

TenCate moved to approve the minutes of the March 28, 2019 meeting as presented. Terpstra seconded the motion, which passed unanimously.

III. Adopt Agenda

Mierle moved to adopt the agenda as presented. Terpstra seconded the motion, which passed unanimously.

IV. Public Comment

A time for public comment was provided. There were no comments.

V. Marshall – Setback Variance – 15819 Cherry Street

Molly Marshall presented her request for a dimensional variance to reduce the 30-foot front yard setback to construct an addition to an existing home. The home is on a corner lot which has, by definition, two front yards and two side yards. The existing home is a legal nonconforming building as it does not meet the front yard setback requirements. Marshall stated the house is small with no family room or garage. She would like to add a two-story addition plus a garage. The garage and addition will be at the current grade; an additional drawing was presented to Commissioners to illustrate that.

Mierle asked about the nonconforming aspect of the current house. Hill stated that a portion is nonconforming. For this request, only the garage encroaches on the setback.

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Ketchum asked about the fence. Marshall stated that the current fence is staying. Hill stated that the fence is in a side yard.

Ketchum asked about the existing shed. Marshall stated that the shed will be removed.

Ketchum confirmed that the fill amount will be less than that depicted in the original drawing, and stated his concern about stormwater runoff. He also stated he was concerned that elevations were not presented for the correct grade. Marshall stated that the building will be at the grade that currently exists, with approximately one foot of fill added and that the runoff will be contained.

The public hearing was opened at 7:13pm.

Sandy Zock, 15866 Cherry St, stated that she believes the addition will make the house look nice and will improve the neighborhood.

Motion by Terpstra, support by TenCate to close the public hearing at 7:15pm. The motion was approved unanimously.

Commissioners reviewed the criteria in Section 112 I 1 for a variance request.

Motion by Postmus, support by Terpstra, to approve the Marshall variance request at 15819 Cherry Street to construct a new home and garage addition as presented as the application meets all criteria in Section 112, I, 1, of the Zoning Ordinance with the following conditions:

- a. The applicant comply with all state, county and local laws.
- b. The applicant will comply with all written and verbal representations to Spring Lake Township.

A roll call vote was taken. The motion was approved unanimously.

VI. Szotko – Accessory Building Authorization – 18725 N Fruitport Road

Robert Szotko presented his request for an accessory building that is larger and taller than allowed by right. The proposed accessory building is 1904 square feet in area, with a 13-foot sidewall height. The overall height would be 19 feet. The house has an attached garage, which is not large enough, and there is not enough space to expand the attached garage. There is room on the property for a detached garage, which would be used to park a camper, extra cars, and a boat. There would also be a room for a pool table included in the garage.

Ketchum asked about the sidewall height. Szotko stated that the camper and boat he wants will need a 12-foot access door, which requires a 13-foot sidewall.

Postmus asked if the building would be metal. Szotko stated that it would be mostly metal, but the wainscot would have siding to match the house, and the roof will match the house. Added features to the building include an eyebrow in front and recessed lighting under the eaves.

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Ketchum asked about access to the back garage door. Szotko stated that would go to the pool table room, where the door could be open to a fire pit.

TenCate asked about the future door indicated on the plans. Szotko stated that would be for a future homeowner who wanted to drive through the garage. There are no plans to install it now.

TenCate asked about utilities in the accessory building. Szotko stated that electricity would be installed initially, with heat and plumbing added later.

The public hearing was opened at 7:34pm. There were no comments. Motion by Mierle, support by TenCate, to close the public hearing at 7:35pm. The motion passed unanimously.

Commissioners discussed the request, and the informal consensus of the Board was that the proposed accessory building was too large for the lot it was to be placed on.

Motion by Terpstra, support by TenCate, to table the request until a future meeting. The motion was approved unanimously.

VII. Adjournment

Ketchum moved to adjourn the meeting at 7:54pm with support from Mierle. With a unanimous vote, the motion passed.

Respectfully submitted,

George Postmus, Secretary
Zoning Board of Appeals