I. Call to Order

The meeting was called to order by Ketchum at 7:03 p.m.

II. Adopt Agenda

TenCate moved to adopt the agenda as presented. Postmus supported the motion, which passed unanimously.

III. Consideration of Minutes

Motion by Postmus, support by Mierle, to approve the December 2, 2021 minutes as presented. The motion passed unanimously.

IV. Public Comment

No comments were offered.

V. VanDerhoff: Waterfront Setback Determination at 18911 N. Fruitport Rd.

Bridgett VanDerhoff presented her request for a Waterfront Setback Determination for an addition to her home. She met with the neighbors and discussed the plans.

Jim Ennis, attorney, stated that the design for the house used the two houses to the east to determine the setback, as they are the only two houses that can be affected by the addition. The house to the south is too far away and will not be affected. The determined average setback is 57.5 feet. The request is for a setback of 58.5 feet. He noted that only the addition on the east requires a waterfront setback determination. The addition on the west side of the house meets all requirements.

Reese Altman, architect, stated that a garage was added to the left of the house. The addition on the right side of the house is for a suite. The addition will be set behind the two properties to the east. Also, the addition is shorter and less massive than the existing house.

Andy Brooks and Bruce Callen stated they had the parcel surveyed to determine the contour for the waterfront setback. The average setback for the two adjacent properties is 57.5 feet, and the closest the addition will be is 58.5 feet. They believe the addition will not impact erosion.
TenCate asked about the square footage of the garage, and whether the existing shed was staying. VanDerhoff stated the 12x14 shed will be moved and will meet the required setback. Joel Baker, builder, stated the garage is approximately 400 square feet and the addition will contain a mother-in-law suite along with the garage.

Ketchum asked if the covered porch would have side walls or windows. VanDerhoff stated that it would remain open, with no windows or walls, with just a roof and the supporting column.

Hill stated the garage space and lot coverage meet the ordinance requirements.

The public hearing was opened at 7:28pm.

Michelle Tanner, builder, stated that as a builder she likes the project.

An email was received from Craig Datema, 18935 N Fruitport Rd. He stated he is in support of the plan and that granting the variance will not have any negative impact on their or their neighbor’s properties.

Letters from neighbors supporting the request were included in the ZBA application:
Nancy and Eric Jensen, 18917 N Fruitport Rd
John Meyer, 18925 N Fruitport Rd

Motion by Ketchum, support by Postmus, to close the public hearing at 7:30pm. The motion was approved unanimously.

Commissioners reviewed the criteria in Section 356 for a Waterfront Setback Determination. They found by consensus that all criteria had been addressed.

Motion by Postmus, support by Mierle, to approve the Waterfront Setback as presented at 18911 N. Fruitport Road as the application meets all of the criteria in Section 356 with the following conditions:
 a. The applicant will comply with any other local, state, and federal laws, including compliance with critical dune laws.
 b. The applicant will comply with all verbal representations as recorded in the minutes.

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

VI. Granstrom: Waterfront Setback Determination at 18684 W. Spring Lake Rd.

Michelle Tanner presented the application on behalf of Cecilia and Jonathon Granstrom. The request is for a bathroom addition on the north side of the home. The addition meets all other setbacks. The addition will not extend further toward the lake than the existing home. The house is on a slab, and putting the bathroom in the proposed location allows it to be plumbed to the septic tank. The addition will allow for a bathroom for the pool and the public areas of the house as well as pool storage, so an outbuilding will not be necessary. The addition will be 6.5 by 13 feet, with a wall height to match the home. The house sits below the neighbors so views will not be impacted. Mechanicals will sit on a pad next to the building. The plans were discussed with the neighbors and they all approved.
Mierle stated there will be some impact on views, but the impact will be minimal.

TenCate asked if the addition will be closer to or further from the lake. Hill stated that based on the angle, it will be further from the lake.

Ketchum asked about the style of the addition. Tanner stated it will match the house. The new roof will be below the existing roof.

The public hearing was opened at 7:53pm.

The applicant provided a letter from Chris Kettler, 16131 Coventry Lane, stating he has no opposition to the plan.

Motion by TenCate, support by Postmus, to close the public hearing at 7:55pm. The motion was approved unanimously.

Commissioners reviewed the criteria in Section 356 for a Waterfront Setback Determination. The found by consensus that all criteria had been addressed. It was noted that there would be a small impact on the view from the neighbor’s property.

Motion by TenCate, support by Postmus, to approve the Waterfront Setback as presented at 18684 W. Spring Lake Road as the application meets all of the criteria in Section 356 with the following conditions:
   a. The applicant will comply with any other local, state, and federal laws, including compliance with critical dune laws.
   b. The applicant will comply with all verbal representations as recorded in the minutes.

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

VII. Adjournment

TenCate moved to adjourn the meeting at 7:59pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

George Postmus, Secretary
Zoning Board of Appeals