I. **Call to Order**

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

II. **Adopt Agenda**

Dela-Rosa-Pearn moved to adopt the agenda with the addition of VI 2023 Meeting Schedule. Trocke seconded the motion, which passed unanimously.

III. **Approval of Minutes**

Mierle moved to approve the minutes of the July 28, 2022 meeting as presented. Postmus seconded the motion, which passed unanimously.

IV. **Public Comment**

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

V. **Watts – Waterfront Setback Determination – 17868 W Spring Lake Rd**

Steven Krommendyk, attorney, and Lucas Watts, homeowner, presented the request for a waterfront setback determination. The request is to demolish the current home and build a new home using the same waterfront setback. Using the averaging requirement in the Zoning Ordinance, the setback would be 152 feet. The existing home is at approximately 100 feet.

The new home will have a similar footprint. The setback was measured from the seawall to the foundation of the home. The seawall was rebuilt in 2020 due to high water levels.

The home to the north is set significantly far behind the required setback, which affects the average. Due to how far back the house to the north is set, even if the 152-foot setback is used, the new home will be in the viewshed.

Letters were submitted by each of the neighbors supporting the request. Using the 100-foot setback will keep the new home further from the neighboring houses.
Hill stated that the drawings for the proposed house show the attached deck appears to extend slightly beyond the existing foundation.

TenCate asked how far the deck would extend beyond the current setback. Watts stated it would probable not extend more than five feet.

Watts stated they do not want to move the house too far back because they want to keep the existing detached garage.

Dela-Rosa Pearn asked if moving the house back ten feet would be a hardship. Watts stated that moving the house back would impact the Gentry views. His builder said he could move back to 120 feet without needing to remove the existing garage.

Postmus stated that from the plans it looks like the bulk of the home would move back from the existing foundation, and the deck is open air.

TenCate asked if the grade of the basement is the same as the existing house. Krommendyk stated it is.

Mierle stated the height of the house is considerably higher than the existing one-story house.

The public hearing was opened at 7:27pm.

A letter was received from Ronald Johnston, 17870 W Spring Lake Rd, supporting the requested setback.

A letter was received from Jamie Kosch and Sandi Gentry-Kosch, 17862 W Spring Lake Rd, supporting the requested setback.

Motion by dela-Rosa Pearn, seconded by Trocke, to close the public hearing at 7:28pm. The motion was approved unanimously.

Mierle stated that if the house were moved back six feet, the deck would meet the current setback and not be an issue.

Board members reviewed the criteria for a waterfront setback determination. By consensus, they agreed they had considered all the criteria.

Motion by dela-Rosa Pearn, seconded by Trocke, to approve the waterfront setback to maintain the setback of the existing home. The setback for the new home at 17868 W. Spring Lake Road, including the deck, shall be equal to the setback of the existing home, as the determined setback meets all of the criteria in Section 356, C, of the zoning ordinance with the following conditions:

a. The applicant shall comply with any other local, state, and federal laws.

b. The applicant will comply with all verbal representations.

c. The lakeside deck shall be open air.

A roll call vote was taken. The motion was approved unanimously.
VI. **2023 Meeting Schedule**

Motion by Mierle, seconded by TenCate, to approve the 2023 meeting schedule as presented. The motion was approved unanimously.

VII. **Adjournment**

TenCate moved to adjourn the meeting at 7:55pm with support from dela-Rosa Pearn. With a unanimous vote, the motion passed.

Respectfully submitted,

George Postmus, Secretary  
Zoning Board of Appeals