SPRING LAKE TOWNSHIP  
ZONING BOARD OF APPEALS MINUTES  
APRIL 27, 2023  
BARBER SCHOOL, 102 W EXCHANGE, SPRING LAKE MI

Present: Ellen delaRosa-Pearn, Jack Ketchum, Larry Mierle, Tom TenCate, Stephen Trocke  
Absent: George Postmus  
Participants: Lukas Hill, Community Development Director

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

II. Adopt Agenda  
TenCate moved to adopt the agenda as presented. Mierle seconded the motion, which passed unanimously.

III. Approval of Minutes  
Dela-Rosa Pearn moved to approve the minutes of the March 23, 2023 meeting as presented. TenCate seconded the motion, which passed unanimously.

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

V. Pavick – Setback Variance – 15765 Connelly  
Dela-Rosa Pearn noted that she serves on the Board of Trustees with Pavick, and will participate in the discussion but will abstain from voting.

Nick Rolinski and Anna Minnebo of Broadstreet Studio presented the request for a canopy over the front door. The canopy will have posts, and will not meet the 30-foot setback. It was determined that this canopy style is the best choice for the house, as it repeats the trapezoidal shape that is used throughout the house. A canopy without a post is not the right style for this house. There is a witness mark on the concrete showing where a previous canopy post was located. There will be a small brick element, like a bench or planter, included to recall the original demolished fragment of house. The proposed roof slope is the same as the roofline of the house. The home is very visible at a corner, and the owner wants to make it attractive for the neighborhood.

Mierle asked why they are adding a canopy. Rolinski stated that it will help manage water better. It will also cover a person entering the door. There used to be a garage door on the side of the house and now it is a big, blank wall. The canopy adds a focal point.

Dela-Rosa Pearn asked how much overhang there will be. Rolinski stated that the front and back of the canopy would extend about two feet. There will not be much overhang on the side with the posts, which are set in only one to two inches.

The public hearing was opened at 7:14pm. There were no comments. Motion by dela-Rosa Pearn, support by Mierle, to close the public hearing at 7:15pm. The motion passed unanimously.
Hill clarified that a cover over the door does not require a variance. The building code states that any door entering a home can have a canopy. A setback variance would not be required if the canopy were the minimum size without posts.

The board reviewed the criteria for a variance. By consensus they determined that all conditions were met.

Mierle made a motion, support by TenCate to approve the variance request at 15765 Connelly as presented as the request complies with all of the review criteria in Section 112, I, 1 of the Zoning Ordinance with the following conditions:
1. The applicant will comply with any other local, state, and federal laws, and
2. The applicant will comply with all verbal representations.

A roll call vote was taken. Dela-Rosa Pearn abstained, all other board members voted in favor. The motion passed.

VI. Hildebrand – Waterfront Setback Determination – 7417 W. Pine Bluff Dr.
Michael Jones, Timberlake Homes, presented the request for a waterfront setback determination for a deck addition. The owner wants to remove the existing catwalk and stairs and expand the deck. The deck is not going to be any closer to the water than the existing deck. A small set of steps to the garage will be added, and the existing deck and steps will be rebuilt with the addition.

Mierle stated that there would be no impingement on the views of the neighbors.

The public hearing was opened at 7:31pm. There were no comments. Motion by TenCate, support by Mierle, to close the public hearing at 7:32pm. The motion passed unanimously.

The board reviewed the criteria for a waterfront setback determination. By consensus they determined that all conditions had been considered.

Dela-Rosa Pearn made a motion, support by Mierle, to approve the waterfront setback as presented for an open-air deck as the determined setback meets all of the criteria in Section 356, C, of the zoning ordinance with the following conditions:
1. The deck shall have no walls or roof.
2. The applicant shall comply with any other local, state, and federal laws.
3. The applicant will comply with all verbal representations.

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

VII. Adjournment
Mierle moved to adjourn the meeting at 7:53pm with support from dela-Rosa Pearn. With a unanimous vote, the motion passed.

Respectfully submitted,

Jack Ketchum, Chair
Zoning Board of Appeals