

PROPOSED MINUTES
LAKETOWN TOWNSHIP
ZONING BOARD OF APPEALS
4338 BEELINE ROAD
ALLEGAN COUNTY
HOLLAND, MI 49423
(616) 335-3050

June 25, 2007

ARTICLE I. CALL TO ORDER

Roger Prins called the regular monthly Zoning Board of Appeals meeting to order at 7:00 P.M. Mr. Prins introduced the members of the board to the audience.

MEMBERS PRESENT: Roger Prins, David Weishaar, Carl Blauwkamp, Michael Donovan

MEMBERS ABSENT: Herb Johnson, Steve Brunink, Glenn Vos

STAFF PRESENT: Al Meshkin – Township Manager
Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Zoning Board of Appeals members reviewed the minutes of the April 30, 2007 meeting. Hearing no changes, the minutes are approved as written.

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. STEINMETZ PROPERTIES LLC VARIANCE REQUEST

Steinmetz Properties LLC, owner or agent of property located at 2432 Valley Avenue, that being tax parcels #0311-260-602-00 and #0311-260-605-00, requests a variance from section 7.04(b) of the Zoning Ordinance. This section requires a minimum 10' side yard setback. Steinmetz

Properties LLC requests permission to raze the existing home on the property and construct a new home that would not meet the minimum required side yard setback. This property is in the Critical Dune Area and a permit has been issued by the MDEQ.

Chuck Posthumus, architect, spoke on behalf of Steinmetz Properties LLC. Mr. Posthumus explained the research that had been done to renovate the existing structure, which is not feasible due to the foundation. He went on to explain the proposed new structure and the limitations posed by the critical dunes topography. The extended side yard is necessary to accommodate the restriction posed by the dunes and the sanitary easement that exists on the property. The high risk erosion affects the front setback. The hardships include the unusual site, high risk erosion, sanitary sewer easement and the retaining wall on Valley Avenue.

Roger Prins opened for public hearing.

No comments.

Following discussion, **a motion was made by Roger Prins and second Carl Blauwkamp to close the public hearing. UNANIMOUS DECISION – MOTION APPROVED**

Following discussion, **a motion was made by Carl Blauwkamp and seconded by Michael Donovan to approve the request as submitted finding practical difficulty in complying with the Critical Dune Act as well as the location of the sanitary sewer easement. UNANIMOUS DECISION – MOTION APPROVED**

B. BRONSINK-BUDDEN VARIANCE REQUEST

Ms. Julianne Budden-Bronsink, owner or agent of property located at 4529 Amphitheatre Drive, that being tax parcel #311-380-013-16, requests variances from section 7.04(a), (b) and (c) of the Zoning Ordinance. These sections require a minimum 40' front, 10' side, and 40' rear setback. She request permission to raze the existing home on this property and construct a new home that would not meet these minimum required setbacks.

Julianne Bronsink provided a brief history of the variance that was approved in 1997. Ms. Bronsink explained that the lot is very non-conforming. A copy of the site plan, survey and proposal was emailed to all adjacent neighbors in an effort to receive feedback on the plan. Ms. Bronsink seeks to relocate to Castle Park as a permanent residence.

Ed Kisscorni represented Ms. Bronsink to address the details of the proposed structure. An architect's rendering was explained in detail to explain the hardships involved in the unusual site. The structure would include a 7-foot porch on the front and a 3-season room on the back.

David Weishaar and Carl Blauwkamp both asked for clarification of the height of the structure. Mr. Kisscorni provided details pertaining to both inquiries explaining that there is no request

necessary for a height variance.

Roger Prins opened the public hearing.

Katherine Clark of Castle Park stated that the neighbor, Mr. Hutchinson would have to give approval for the septic tank and that was not approved tonight. Mr. Hutchinson would like more details of the plans. Ms. Bronsink stated that she called Mr. Hutchinson over the Memorial Day week-end and offered to share the drawings with him. Ms. Bronsink also emailed all information to him and he has not responded to her at this point. She noted that John Johnson of Allegan County Health Department stated that he would approve the septic once the neighbors approved the necessary waiver. Ms. Bronsink sent three letters to Mr. Hutchinson asking for an approval. Mr. Johnson stated that if the neighbors do not approve, the option would be a pump and haul system. The drain field and tanks must have a 10-foot setback from the neighbors' property.

Al Meshkin confirmed that the 1997 approval for the 30 x 30 structure is still valid.

Al Meshkin read two letters received by email, one from Leland Hutchinson of 4527 Amphitheatre, which stated that he is concerned that the plans seem tentative and subject to change. He is concerned about how close the structure would be to his property line and is also opposed to the height of the structure. Also, the proposed front porch could present access issues.

A second letter from Thompson Ford, President of Castle Park Association, expressed concern on how the structure might fit on the site. The front porch and steps might be too close to the road in the limited 7-foot space from a 4-foot height of the porch. The footprint appears to be a one and half story structure but the proposed structure seems too big for the site. They would like to see more space between the structure and the neighbors' property lines.

Ms. Bronsink responded to the concerns noted above.

Bill Littlejohn of 4511 Amphitheatre expressed concern over not having the details of the plans, specifically how the underground garage might affect the adjacent lots.

Al Meshkin clarified that this board addresses variances from the ordinances. The site plan approval and questions concerning it will be addressed by the Planning Commission. This Board only addresses the footprint of the structure.

Mr. Littlejohn asked if the 1997 approval remains valid. Al Meshkin confirmed that it does as long as the conditions do not change. David Weishaar reiterated that this is just the first step in the process.

Kathy McLeod of 4530 Cottage Road stated that there are many, many exceptions made at the Park and this one is not exceptional.

Marsha Littlejohn expressed concern over the potential issue of parking. The structure with the porch so close to the road would present a problem.

Ms. Bronsink explained that there are huge rocks in front of her home and there really is no street parking in the Park.

Ms. Littlejohn stated that the variance was not for turning the house but for a 30 x 30 structure.

Ed Kisscorni reiterated that this plan would provide for additional parking. The proposed structure is in conjunction with the other structures in the area.

A motion was made by David Weishaar and seconded by Carl Blauwkamp to close the public hearing. UNANIMOUS DECISION – MOTION APPROVED

Following discussion, **a motion was made by Carl Blauwkamp and seconded by Michael Donovan to approve the request for variance according to the proposed plan finding practical difficulty with the size and shape of the lot. UNANIMOUS DECISION – MOTION APPROVED**

Michael Donovan stated that in a perfect world we could satisfy all of the concerns and it seems that Ms. Bronsink has made every attempt to keep her neighbors informed.

David Weishaar commented that efforts have been made to appease the neighbors and it might be beneficial to continue to inform them as the process progresses.

ARTICLE V. CITIZENS COMMENTS - None

ARTICLE VI. ADJOURNMENT

Roger Prins adjourned the meeting at 8:05 P.M.