

PROPOSED MINUTES
LAKETOWN TOWNSHIP
ZONING BOARD OF APPEALS
4338 BEELINE ROAD
ALLEGAN COUNTY
HOLLAND, MI 49423
(616) 3353050

March 29, 2010

ARTICLE I. CALL TO ORDER

David Weishaar called the regular monthly Zoning Board of Appeals meeting to order at 7:00 P.M. Mr. Weishaar reported that Herb Johnson has submitted his resignation from the Zoning Board of Appeals. He acknowledged his appreciation for Herb and the many years he had served on the Board. Mr. Weishaar introduced the members of the board and staff to the audience.

MEMBERS PRESENT: Glenn Vos, Bob Slikkers, David Weishaar, Steve Brunink, Carl Blauwkamp

MEMBERS ABSENT: Bob Scanlan

STAFF PRESENT: Terry Hofmeyer – Township Supervisor
Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Zoning Board of Appeals members reviewed the minutes of the February 22, 2010 meeting. **A motion was made by Bob Slikkers and seconded by Glenn Vos to approve the minutes as submitted. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. BOUWKAMP – LACASITA LLC VARIANCE REQUEST

Bouwkamp Builders Inc., representing LaCasita LLC, requests variances from section 7.04(a) and 7.04(b) of the zoning ordinance. Section 7.04(a) requires a minimum 40' front yard setback. Section 7.04(b) requires a minimum 10' side yard setback. Bouwkamp Builders Inc. proposes to construct a sun room and deck on the existing cottage on this property. The sun room and deck would not meet the required minimum setbacks. The sun room requires a 3'4" front yard variance from Indiana Avenue. The deck requires an 8'2" side yard variance.

Randy Bouwkamp of Bouwkamp Builders Inc. represented the family that owns the cottage. He explained that the family would like to add a sunroom to the front of the cottage and also add square footage to the deck. He feels the additions would fit in well with the aesthetics of the current structure and the neighboring homes.

David Weishaar asked for clarification of the drawing submitted. Randy Bouwkamp explained that the current deck would remain as is but with additional square footage. Bob Slikkers asked for clarification of the setback issue on the drawing.

David Weishaar opened for public hearing. No public comment or correspondence submitted.

Following discussion, **a motion was made by Bob Slikkers and seconded by Carl Blauwkmap to close the public hearing. UNANIMOUS DECISION – MOTION APPROVED**

Bob Slikkers asked what the width is of Grand Avenue. It was confirmed that it is approximately 20 feet. The existing deck is 1 foot 9 inches from the property line. Bob noted that there are many unusual situations in the Macatawa Hills. He stated that from the aspect of the Zoning Board's duty, it does not appear that there is a true hardship present to justify the variance.

Carl Blauwkamp agreed that there are many variances that have been granted in this area for a number of reasons but common sense must also be considered. He does not see it creating a life threatening or safety issue.

Bob Slikkers reiterated the five conditions the Board must take into consideration in the decision making process.

Carl Blauwkamp considers the changes an improvement to the property value for the homeowners.

Bob Slikkers asked if the Board has previously dealt with roads that are not in reality a functioning road.

David Weishaar suggested making the deck slightly smaller to reduce the variance needed.

Randy Bouwkamp further explained the placement of the deck and its size in conjunction with the house.

Steve Brunink supported Carl Blauwkamp's reasoning of common sense and property improvement.

David Weishaar stated that this is not an easy decision because technically it should not be approved.

Glenn Vos appreciated the sentiment of the Chair but believes that many of the variances approved do not necessarily meet the letter of the law but common sense should come into play.

David Weishaar stated that the dilemma is that there are alternatives to this situation. The sun room and the deck could be smaller.

Following discussion, **a motion was made by Steve Brunink and seconded by Carl Blauwkamp to approve the request for variance.**

4 to 1 Vote – Motion Approved

ARTICLE V. CITIZENS COMMENTS – None

ARTICLE VI. ADJOURNMENT

A motion was made by Bob Slikkers and seconded by Carl Blauwkamp to adjourn the meeting at 7:25 P.M. UNANIMOUS DECISION – MOTION APPROVED