

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

January 22, 2020

ARTICLE I. CALL TO ORDER

Kimes called the regular monthly Zoning Board of Appeals meeting to order at 7:00 P.M.

MEMBERS PRESENT: Marcia Perry, Chad Nienhuis, Casey Kimes,
Ed Stielstra, Barb Hibiske, Jim Delaney
MEMBERS ABSENT: Richard Swanson
STAFF PRESENT: Diane Ybarra – Recording Secretary

ARTICLE II. ELECTION OF OFFICERS

Kimes introduced Barb Hibiske and Chad Nienhuis as new members to the Board.

Following discussion, **a motion was made by Perry and seconded by Delaney to appoint Casey Kimes as Chair of the Zoning Board of Appeals. Kimes called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Following discussion, **a motion was made by Delaney and seconded by Nienhuis to appoint Marcia Perry as Vice Chair of the Zoning Board of Appeals. Kimes called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Stielstra will retain the seat of Secretary.

ARTICLE III. APPROVAL OF MINUTES

The Zoning Board of Appeals members reviewed the minutes of the August 28, 2019 meeting. **A motion was made by Stielstra and seconded by Nienhuis to approve the minutes as written. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION - MOTION APPROVED**

ARTICLE IV. OLD BUSINESS - None

ARTICLE V. NEW BUSINESS

A. ROTH SUNSHINE ESCAPE LLC VARIANCE REQUEST

Roth Sunshine Escape LLC, owner or agent of property located at 4699 Indianapolis Avenue, Holland, MI 49423, that being tax parcel #0311-120-071-00 requests a variance from sections 38-242(1) of the zoning code. Section 38-242(1) requires a minimum 40' front yard setback. Roth Sunshine Escape LLC would like to construct an attached garage on the cottage on this parcel with less than the required minimum front yard setback.

Brian Bosgraff of Cottage Homes represented Roth Sunshine Escape LLC explained that the Roths purchased the home and made some updates and they would now like to add a garage to the home. The property is in the older plat in a designated critical dunes area. The property behind the house has a foundation on it but no home. The Roths tried to purchase this property but it was determined that construction would interfere with the steep slope dune. Bosgraff explained the drawing submitted and intention for garage structure placement. The existing parking in front of the garage will remain. It will alleviate some of the congestion that might occur with guests in its current state.

Kimes asked if the stairs that are shown are garage stairs. Bosgraff explained they are current landscape stairs. Hibiske asked how they are getting into the garage and Bosgraff explained it will be a straight shot into the garage. Stielstra asked for elevation drawings. Bosgraff explained the drawings submitted have grades on it. Bosgraff provided pictures of the current structure and proposed garage. Hibiske asked if the garage will obstruct neighbors' views. Bosgraff does not feel that it would and the Roths reviewed their plans with the neighbors. Kimes asked for clarification of the footage variance request. Delaney asked how wide the road is in front of the property. Bosgraff said the road is approximately 24 feet. Hibiske asked if it is a 6 or 9 foot variance being asked for. Perry asked for clarification of the garage height. Perry expressed concern about water runoff. Kimes reviewed the setbacks for each side of the property. Stielstra asked if the garage roof would be used as a patio and Bosgraff responded that it would. Nienhuis commented on the height of the garage and stairs going into the house asking if it needed to be that high.

Kimes opened the public hearing.

There were no public comments and one letter of support from Greg and Patti Dalman.

A motion was made by Stielstra and seconded by Hibiske to close the public hearing. Kimes called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED.

Following discussion, **a motion was made by Nienhuis and seconded by Stielstra to approve the variance request from section 38-242(1) of the zoning ordinance noting that the setback is 9 feet; overall garage height is no greater than 20 feet; all runoff be contained on the property, in compliance with the site plan submitted, in compliance with the application; compliance with**

all federal, state, county and township laws and ordinances and the verbal representation provided at this meeting.

Kimes asked if 14 feet too stringent or do we need 15 feet. Bosgraff said the 14 feet works for the garage but as the stairway goes up it may reduce head room to accommodate the condition of the site. Nienhuis commented on the type of railing to be used such as visibility thru it to avoid obstruction to neighbors' views. Perry suggested reviewing the standards for the new members' benefit. Bosgraff reviewed the standards as he understood and provided supporting conditions for each factor.

Following discussion, **an amended motion was made by Nienhuis and seconded by Delaney to approve the variance request from section 38-242(1) of the zoning ordinance noting that the setback is 9 feet parallel to the road; overall garage height is no greater than 20 feet, 16 feet to the east and 14 feet on the hand rail; all water runoff be contained on the property, in compliance with the site plan submitted, in compliance with the application and all federal, state, county and township laws and ordinances and the verbal representation provided at this meeting.**

Chair Kimes called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

ARTICLE VI. CITIZENS COMMENTS

Bosgraff said it is a good day!

ARTICLE VII. ADJOURNMENT

Kimes adjourned the meeting at 8:01pm.