

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

February 27, 2019

ARTICLE I. CALL TO ORDER

Vice Chair Jim Johnson called the regular monthly Zoning Board of Appeals meeting to order at 7:01 P.M.

MEMBERS PRESENT: Marcia Perry, Jim Johnson, Casey Kimes,
Ed Stielstra, Richard Swanson
MEMBERS ABSENT: David Weishaar
STAFF PRESENT: Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Zoning Board of Appeals members reviewed the minutes of the October 24, 2018 meeting. **A motion was made by Perry and seconded by Stielstra to approve the minutes as written. Vice Chair Johnson called for a vote on the motion. UNANIMOUS DECISION - MOTION APPROVED**

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. BREDEWAY VARIANCE REQUEST

Brian Bredeway, owner or agent of property located at 6444 145th Avenue, Holland, MI 49423, that being tax parcel #0311-010-046-00, request a variance from section 38-214(4) and 38-471(1) of the Zoning Code. Section 38-214(4) requires that a parcel have a minimum of 200' of road frontage. Section 38-471(1) prohibits an accessory building on a parcel that does not have a principal building. Mr. Bredeway would like to split this parcel creating one new parcel that would have less than 200' of road frontage and another new parcel that would have accessory buildings but no principal building.

Brian Bredeway of 6444 145th Avenue explained that he is asking for a variance to be able to make the split to save the barn as it stands. Johnson asked for clarification of the drawing submitted. Bredeway is trying to keep the barn and appease neighbors.

Johnson asked if it is possible to move the barn and Bredeway responded that it is too old to do so. Johnson reviewed the conditions to be considered for a variance noting that the situation seems to be self-created.

Stielstra does not fully agree that the situation is self-created. He feels Bredeway is making a nice move for the sake of preserving the barn and confirmed that it would allow parcel B with 125' of frontage. Bredeway said he would like to see the barn stay but is not committed to preserving it. Stielstra asked if Bredeway will restore the barn if the variance is approved and Bredeway responded that is the intent.

Perry commented on accessory buildings being 200' from the front yard setback.

Johnson asked if there are plans to use the barn and Bredeway said for storage at this point. Johnson asked about the vehicles behind the barn. Bredeway said he is in the process of clearing it out.

Stielstra noted that the next owner may want to build a separate garage on the property. Johnson asked if this should be granted in risk of creating a non-conforming parcel and also a barn on a parcel without a principal dwelling. Kimes is most concerned about creating a non-conforming parcel. He questioned if an alternate split might be considered creating a 10' setback on the barn.

Swanson asked if the restoration will destroy the historical value of the barn and Bredeway said it would not.

Johnson opened for public hearing.

Keith Becksvoort of 4468 64th Street spoke in opposition of the variance. Becksvoort asked who told Bredeway that he could have multiple divisions when he bought the property and Bredeway responded it was the realtor. Becksvoort said there is a county drain back there and questioned if the DEQ would allow a culvert be put back there. Johnson asked for clarification of where the county drain is. Becksvoort noted that he does not care if the barn is removed.

Stielstra questioned if the 125' could not be increased to an acceptable frontage. Bredeway said he would rather move it so all structures remain on one parcel.

Johnson questioned if the DEQ would approve the drain request. Perry asked if this is in a flood zone and Bredeway responded that it is not. Johnson asked if Bredeway has obtained approval from the DEQ and Bredeway said he is in communication with them. Kimes asked if there is a buildable lot on the flag lot and Bredeway responded that there is.

Kimes asked for clarification of details of the letter submitted with Bredeway's application.

No correspondence was submitted.

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

Kimes feels the 125' frontage is too small. He suggested the item be tabled for additional information. Johnson is not in favor of approving the request as it is stated due to the size of the frontage. He suggested either moving the barn or removing the barn. Swanson feels there are too many unanswered questions. Johnson would like to see the DEQ approval.

Following discussion, **a motion was made by Stielstra to table the Bredeway variance request for up to two months. There was no second to the motion.**

In further discussion, Johnson, Swanson and Perry are not in favor of tabling.

Bredeway asked to table his request.

Following discussion, **a motion was made by Johnson and seconded by Stielstra to accept Bredeway's request to table the motion. Johnson called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

B. BOUWKAMP – MOUW TIME EXTENSION REQUEST

Randy Bouwkamp explained the initial request was to split a parcel leaving one parcel with a barn and no principal residence. The request is to extend the time for an additional 6 months for the new home construction.

Kimes clarified the request. Bouwkamp is asking for March 2020 for the home structure. The barn is being restored in the meantime.

Perry asked to clarify how the dates are chosen and Bouwkamp responded that it was their proposal.

Following discussion, **a motion was made by Perry and seconded by Kimes to approve the Bouwkamp – Mouw request to extend the construction timing for an additional 6 months with completion by March 2020. Johnson called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CITIZENS COMMENTS

Keith Becksvoort of 4468 64th Street asked who owns the property in the Bouwkamp request and the response was that Mouw is the owner of the property.

ARTICLE VI. ADJOURNMENT

**A motion was made by Swanson and seconded by Kimes to adjourn the meeting at 8:08pm.
Johnson called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**