

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

March 30, 2015

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 introduced the members of the board and staff to the audience.

MEMBERS PRESENT: David Weishaar, Bob Slikkers,
Ed Stielstra, Carl Blauwkamp
MEMBERS ABSENT: Glenn Voss
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 January 26, 2015 meeting. **A motion was made by Bob Slikkers and seconded by Ed Stielstra to approve the minutes with the correction of the year to 2015. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. RPE TRUST VARIANCE REQUEST #2

RPE Trust, owner or agent of property located at 2244 Griswold Avenue, lots #190, #191 and #221 of Macatawa Park that being tax parcel #0311-340-190-00, requests a variance from section 38-242 of the Zoning Code. This section requires minimum front, rear and side setbacks. RPE Trust would like to construct a new cottage on this parcel that would not meet these minimum setback requirements.

David Weishaar reviewed the request as noted above. Bob Slikkers stated that the Planning Commission has tabled this request pending review of Section 38.465 and the interpretation of the language as it applies to this request. Following discussion, **a motion was made by Bob Slikkers and seconded by Carl Blauwkamp to leave this item tabled pending the outcome of the action**

of the Planning Commission. Chairman Weishaar called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

B. RPE TRUST VARIANCE REQUEST #3

RPE Trust, owner or agent of property located at 2411 Griswold Avenue, lots #219 and #220 of Macatawa Park that being tax parcel #0311-340-219-00, requests a variance from section 38-242 of the Zoning Code. This section requires minimum front, rear and side setbacks. RPE Trust would like to construct a new cottage on this parcel that would not meet these minimum setback requirements.

Chairman Weishaar reviewed the request as noted above. Bob Slikkers stated that the Planning Commission has tabled this request pending review of Section 38.465 and the interpretation of the language as it applies to this request. Following discussion, **a motion was made by Bob Slikkers and seconded by Carl Blauwkamp to leave this item tabled pending the outcome of the action of the Planning Commission. Chairman Weishaar called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. NEW BUSINESS

A. MELCHIORI VARIANCE REQUEST

Mr. Charles Melchiori, owner or agent of property located at 6120 138th Avenue, Holland, that being tax parcel #0311-036-020-20 requests a variance from Section 38.471(2) of the zoning code. This section prohibits an accessory building in a front yard unless it is setback at least 200' from the street right-of-way and screened. Mr. Melchiori would like to construct an addition on an existing accessory building that would not have this required minimum 200' setback. Chuck Melchiori stated that he would like to extend the existing building to the north which would make it 170 feet from the road.

Chairman Weishaar questioned why the building could not be extended toward the back instead of forward. Chuck Melchiori stated that it would cause an additional driveway on a 20 foot wide area, twelve feet of which is not currently landscaped. Bob Slikkers asked about connecting the two buildings. Chuck stated that there is a slope so that would be difficult. Bob Slikkers acknowledged the ground elevation change is a bit of an issue. Carl Blauwkamp asked for elevation drawings of the proposed addition but there is not one available. Chuck stated the addition requested would be up to 40 feet but could be as little as 20 feet.

David Weishaar stated that he has concern with significant distance the addition would exceed toward the front of the property in front of the house. Bob Slikkers asked about the 9-foot door to the west. Chuck stated he would leave the door as it is as he stacks wood in that area. Carl Blauwkamp asked what the building will be used for. Chuck stated he will use it for storage of personal items such as a boat, car and lawn equipment.

Ed Stielstra stated that it is necessary to revisit the design to attempt compliance with the current zoning ordinance. Chuck stated the 40 feet is the maximum size building allowed based on the acreage. Carl asked how many acres are owned and Chuck stated four acres. Chuck stated that currently the south half of the structure is dry walled and heated so he prefers not to make a change to that area.

Bob Slikkers reviewed the questions of Section 38.118 in accordance with the decision-making process. Ed asked if there would be additional landscaping between the road and the building. Bob Slikkers stated that when foliage is in its fullest, it would not be very visible. In the area there are many accessory buildings in various placements on the property.

Chairman Weishaar opened the public hearing. There was no correspondence received regarding this request. Scott Brunger of 6132 138th Avenue stated that he has no objection to the request. Hearing no further comment, David Weishaar closed the public hearing.

Following discussion, **a motion was made by Carl Blauwkamp and seconded by Ed Stielstra to approve the Melchiori variance request, contingent upon complying with the application and contingent upon complying with all federal, state, county and township laws and ordinances and the verbal representation provided at this meeting and in the minutes.**

**Chairman Weishaar called for a vote on the motion.
UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CITIZENS COMMENTS – None

ARTICLE VI. ADJOURNMENT

A motion was made by Carl Blauwkamp and seconded by Ed Stielstra to adjourn the meeting the meeting at 7:31 P.M. **UNANIMOUS DECISION – MOTION APPROVED**