

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

March 31, 2014

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, Glenn Voss, Steve Brunink, Carl Blauwkamp, Bob Slikkers  
MEMBERS ABSENT: Bob Scanlan  
STAFF PRESENT: Al Meshkin – Township Manager  
Diane Ybarra – Recording Secretary

PRESENTATION:

Township Clerk Wendy Van Huis presented the DeMull Volunteer award to Carl Blauwkamp. The award would have been given to Carl at the Annual Meeting, but Carl was unable to attend. Wendy thanked Carl for loaning and delivering the boom truck to the Felt Mansion numerous times over the years to allow for holiday lights to be installed, painting on the second and third levels and general building maintenance when needed. Much of this work could not have been done without the generosity of Carl Blauwkamp.

ARTICLE II. APPROVAL OF MINUTES

The Zoning Board of Appeals members reviewed the minutes of the August 26, 2013 meeting. **A motion was made by Glenn Voss and seconded by Steve Brunink to approve the minutes as submitted. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. PERSINGER VARIANCE REQUEST

Brandon and Amanda Persinger, owners or agents of property located at 3627 Vienna Strauss Road, that being tax parcel #0311-220-012-00, request variances from sections 38-242(1) and 38-471(3) of the Zoning Code. Section 38-242(1) requires a minimum 40' front yard setback. Section 38-242(3) requires a minimum 50' rear yard setback on lakefront lots. Mr. and Mrs. Persinger plan to remove the existing cottage on this parcel and construct a new home that would not meet these minimum front and rear yard setbacks. Brandon Persinger explained the intent to replace the current cottage with a new home construction. The current lot size places a hardship on the ability to build an average size family home. The side yard setbacks are not an issue but the front and rear yard setbacks are the issue. The new home would be comparable with the general outline of homes in the neighborhood and he feels the new home would enhance the neighborhood. It is a beautiful lot and lake and the family looks forward to the opportunity to live there year around.

David Weishaar asked what the proposed square footage would be. Brandon responded approximately 2,000 square feet. Front yard setback would be 15 foot and rear would be 40 foot to the garage. Glenn Voss asked if there are aesthetics preventing you from moving the garage back farther. Brandon said he will push it back as far as possible. Brandon stated the house would be a story and a half in height. Brandon provided a sketch of the house which provided a better concept of the proposed construction.

David Weishaar opened for public hearing. Bob Slikkers read a letter of support into the record from Michael and Lynn Marcus of 3630 Vienna Strauss Street. **Chairman Weishaar closed the public hearing.**

Following discussion, **a motion was made by Glenn Voss and seconded by Steve Brunink to approve the Persinger Variance Request as submitted in the application and all verbal representation noted in the meeting minutes finding practical difficulty with the depth of the lot and finding the plan is comparable to neighboring parcels. Chairman Weishaar called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

#### B. ELECTION OF OFFICERS

Following discussion, **a motion was made by Glenn Voss and seconded by Steve Brunink to maintain the current slate of officers for the Zoning Board of Appeals; that being David Weishaar as Chairperson and Bob Slikkers as Vice Chairperson. 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 Glenn Voss and seconded by Bob Slikkers to adjourn the meeting at 7:17 P.M.