

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

April 27, 2022

I. CALL TO ORDER

Kimes called the regular monthly Zoning Board of Appeals meeting to order at 6:02 p.m.

Members present: Barbara Hibiske, Casey Kimes, Stephen Penfield (alternate), Marcia Perry, Richard Swanson

Members absent: Jim Delaney

Staff present: Al Meshkin – Manager; Jim Hayden – Public information officer

II. APPROVAL OF MINUTES

Motion by Perry, second by Hibiske, to approve the Jan. 26, 2022, minutes as presented. Chair Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 5-0.

III. OLD BUSINESS -- None

IV. NEW BUSINESS

a. Bolt Authorization Request

Scott Spears of Blue Water Pools, Landscape, Design of Grand Rapids, representing Daniel Bolt, 6561 147th Ave., Holland, parcel # 0311-003-060-31, R-1 Rural Estate, discussed the request for authorization per Section 38-486 of the zoning code to use a pool cover for a swimming pool instead of installing a fence with self-latching gates as required by the zoning code. Owner Daniel Bolt was also present.

The zoning board discussed the proposal, asking about safety issues. Bolt said the cover was an aesthetic choice over the fence due to the size of the property.

The zoning board acknowledged a letter from neighbor Richard Mouw, 6545 147th Ave., supporting the pool cover.

Kimes opened the public hearing at 6:13 p.m. No comments.

Motion by Swanson, second by Perry, to close the public hearing at 6:13 p.m. Chair Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 5-0.

The board discussed the issue and the possibility of asking the planning commission to allow pool covers without a variance. The zoning board decided not to recommend changes to the planning commission because the pool recover requests are not overwhelming.

Motion by Swanson, second by Hibiske, to approve the authorization request per Section 38-486(d) for a pool cover instead of a fence with self-latching gates as presented, including documentation and verbal representation, so long as the cover meets or exceeds safety standards of a fence and the township is provided with the specifications for the cover. Chair Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 5-0.

b. Parker Variance Request

Craig Parker, owner of 4418 64th St., Holland, parcel #0311-010-054-00, R-1 Rural Estate, discussed a variance request from Section 38-471(1) of the zoning code to split the parcel to create a new home site. The parcel created by the split has an accessory building on it and the creation of a new parcel with an accessory building but no principal building is a conflict with the zoning code.

Parker told the zoning board the intention of the split is to sell their current home and build their new home on the new parcel. A barn that straddles the proposed property line would be removed.

Kimes opened the public hearing at 6:28 p.m.

Thomas and Susan Kehr, 4436 64th St., Holland: Letter submitted in favor of the variance.

Motion by Perry, second by Swanson, to close the public hearing at 6:30 p.m. Chair Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 5-0.

The board discussed the issue, noting that getting a builder and other work needed for a new home could take more than a year.

Motion by Swanson, second by Perry, to approve the variance request per Section 38-471(1) of the Zoning Code as presented, including documentation and verbal representation, and that the property owner has 2 years to take out a building permit for the new home before coming back to the zoning board for an extension. Chair Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 5-0.

V. CITIZENS COMMENTS

Bob Slikkers, 6553 Creekwood Lane, Holland: He is an alternate for the zoning board of appeals but was late to this evening's meeting. He introduced himself.

VI. ADJOURNMENT

Chair Kimes adjourned the meeting at 6:34 p.m.