

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

April 28, 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, Steve Brunink, Carl Blauwkamp, Bob Slikkers

MEMBERS ABSENT: Glenn Voss, Bob Scanlan

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 March 31, 2014 meeting. **A motion was made by Bob Slikkers and seconded by Carl Blauwkamp to approve the minutes as submitted. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. CONANT VARIANCE REQUEST

Douglas and Leigh Conant, owners or agents of property located at 4528 Amphitheatre, that being tax parcel #0311-380-013-85, request variances from sections 38-242(1) of the Zoning Code. Section 38-242(1) requires a minimum 40' front yard setback. They would like to construct a new home on this property with less than the required 40' front yard setback.

Andrew Baer from Andrew Baer Architect represented Douglas and Leigh Conant. Andrew Baer explained that the current structure would be demolished and a new proposed structure to replace the existing home. The house that was removed did not meet the current ordinances. The existing parking arrangements are haphazard and the Conant intent is to accommodate more cars in a more organized manner. If the variance is approved, the construction would start after Labor Day and be completed in time for the 2015 season.

Chairman Weishaar opened for public hearing.

Bob Slikkers read into the record letters of support from Julie Budden-Bronsink of 4529 Amphitheatre and from Dr. and Julia Wade of 425 N Lincoln St, Hinsdale, IL.

Chairman Weishaar closed the public hearing.

Carl Blauwkamp asked for clarification of the two front yards. Al Meshkin explained that there is frontage on two roads.

Following discussion, **a motion was made by Carl Blauwkamp and seconded by Steve Brunink to approve the Conant Variance Request as submitted in the application and all verbal representation noted in the meeting minutes, finding the irregular shape of the property, the steep slopes on the west side of the property, the need to site a septic system and parking on the property, and the setbacks being similar in the area.**

**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 Steve Brunink and seconded by Carl Blauwkamp to adjourn the meeting at 7:18 P.M.