

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

May 26, 2021

ARTICLE I: CALL TO ORDER

Kimes called the regular monthly Zoning Board of Appeals meeting to order at 6:00 p.m.

MEMBERS PRESENT: Jim Delaney, Casey Kimes, Marcia Perry (via Zoom)

MEMBERS ABSENT: Barb Hibiske, Richard Swanson

STAFF PRESENT: Al Meshkin – Manager; Jim Hayden – Public information officer

ARTICLE II: APPROVAL OF MINUTES

**Motion by Perry, second by Delaney, to approve the minutes of the March 24, 2021, meeting with the addition of the word “meeting” after “Sept. 23, 2020.” Chair Kimes called for a vote on the motion. YES – Perry, Delaney, Kimes. ROLL CALL – MOTION APPROVED.**

ARTICLE III: OLD BUSINESS – None

ARTICLE IV: NEW BUSINESS

a. Porter Variance Request

Lorie Mann Porter and William D.B. Porter, 2202 Crescent Walk, lots 180 and 181 of Macatawa Park, parcel # 0311-340-181-00, relating to Section 38-242 (1) and (3) of the Zoning Ordinance, request a variance from regulations requiring a minimum 40-foot front and rear setback to build a new home having less than the minimum required setbacks. William A. Sikkel addressed the board for the Porters. Sikkel said the lot is small and irregularly shaped and the setback requirements make the lot unbuildable. The proposed structure would be 10 feet from the rear lot line where the current structure is now 3 feet from the rear lot line. Sikkel said the state department of Environment, Great Lakes and Energy suggests the proposed structure be moved away from the lake as well.

**Chair Kimes opened the public hearing at 6:13 p.m.**

Meshkin noted two letters of support:

- David De Block, 2426 Griswold
- Dan Baldwin, 2424 Griswold

**Motion by Kimes, second by Perry, to close the public hearing at 6:15 p.m. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED.**

The board discussed the issue. Perry said the proposed home is a large departure from the standards. Kimes likes that the proposed home is being moved farther from a neighbor's home and remains on the east end of the lot but is concerned that the deck would eventually become part of the house and the house could be overbuilt. Sikkel said the home's height will not go above 25 feet from grade of the current structure and the owners accept that as a condition of approval. Delaney was concerned about construction equipment blocking the road. Sikkel said work will be done in the off-season. Meshkin said the proposal was given to the Graafschap Fire Department chief and he had no comments.

**Motion by Kimes, second by Delaney, to approve the request as proposed. Chair Kimes called for a vote on the motion, YES – Delaney, Kimes. NO – Perry. MOTION APPROVED BY ROLL CALL VOTE. (NOTE: THOUGH THE MOTION WAS APPROVED, THE VARIANCE REQUEST WAS NOT. STATE LAW REQUIRES A MAJORITY OF THE MEMBERSHIP OF THE ZONING BOARD OF APPEALS TO VOTE AFFIRMATIVELY. THIS ITEM WILL BE ON THE JUNE AGENDA FOR FURTHER CONSIDERATION)**

b. Teusink Variance Request

Jeff Teusink, owner of the property located in section 2, parcel # 0311-002-020-00, requests a variance from Section 38-478 of the Zoning Code for use as a future home site. The new parcel would not have the minimum required road frontage.

Teusink addressed the board. He said the variance is needed for the new 1.5 acre lot at the end of Blue Jay Lane. The access needs an easement to cross Consumers Energy property. (Note: at about 6:34 p.m., Zoom connected with Perry failed. Meshkin got her on his telephone).

Meshkin noted the request would not set a precedent because Teusink's proposed lot is the only one with access to Blue Jay Lane.

**Chair Kimes opened the public hearing at 6:43 p.m.**

Robert Jerow, 4730 Pony Lane: No problem with proposal.

**Motion by Kimes, second by Delaney, to close the public hearing at 6:48 p.m. Chair Kimes called for a vote on the motion. (Note phone trouble with Perry. Meshkin re-established phone connection with Perry for vote) UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED.**

Kimes noted that there are multiple steps in the process for this piece of property, including planning commission action. Delaney said he was happy the land was not being broken into smaller pieces.

**Motion by Kimes, second by Delaney, to approve the variance request as proposed. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED.**

ARTICLE V: CITIZENS COMMENTS -- None

ARTICLE VI: ADJOURNMENT

Chair Kimes adjourned the meeting at 6:53 p.m.