

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

July 27, 2015

ARTICLE I. CALL TO ORDER

Vice-chair Bob Slikkers called the regular monthly Zoning Board of Appeals meeting to order at 7:00 P.M. Mr. Slikkers introduced the members of the board and staff to the audience.

MEMBERS PRESENT: Bob Slikkers, Ed Stielstra, Jim Johnson and Richard Swanson
MEMBERS ABSENT: David Weishaar, Carl Blauwkamp and Glenn Voss
STAFF PRESENT: Al Meshkin – Township Manager

ARTICLE II. APPROVAL OF MINUTES

The Zoning Board of Appeals members reviewed the minutes of the June 29, 2015 meeting. **A motion was made by Bob Slikkers and seconded by Jim Johnson to approve the minutes as submitted. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. RPE TRUST VARIANCE REQUEST #2

Vice-chair Slikkers began by recapping the history of the RPE Trust requests. RPE #1 was first heard in November, 2014 and was approved by the ZBA in January, 2015. RPE #2 and #3 were first heard in January and were tabled at that meeting as stated in the January 26, 2015 minutes of the ZBA. They were tabled awaiting a review and discussion of Section 38-465 of the Zoning Code by the Planning Commission. The Planning Commission reviewed and discussed Section 38-465 at several meetings in 2015. This led to an amendment to Section 38-465 that was recommended by the Planning Commission on June 3, 2015 and approved by the Township Board on June 10, 2015.

The Planning Commission began consideration of special use requests and sand dune development requests of RPE #2 and #3 at their February 4, 2015 meeting. On July 1, 2015 RPE #2 was deemed to not need a special use permit but was granted approval for a sand dune development. At this same meeting RPE #3 was granted a special use permit and sand dune development approval. Now that the Planning Commission has concluded its work with Section 38-465, and its consideration of RPE #2

and #3, it is now time for the ZBA to complete consideration of the dimension variance requests for RPE #2 and #3.

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. A Critical Dune Permit has been issued by the State.

ZBA members reviewed the site plan for RPE #2 and the resolution and report for RPE #1. Following discussion, **a motion was made by Richard Swanson and seconded by Ed Stielstra to approve the variance requests as shown on the December 19, 2014 site plan and to incorporate the resolution and report for the RPE #1 Trust Variance Request into this approval finding the standards and requirements stated in Section 38.118(1) have been met, contingent upon complying with the conditions established by the ZBA for the RPE #1 Trust Variance Request and the conditions established by the Planning Commission for RPE #2 on July 1, 2015. Vice-chair Slikkers 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. A Critical Dune Permit has been issued by the State.

ZBA members reviewed the site plan for RPE #3 and the resolution and report for RPE #1. Following discussion, **a motion was made by Jim Johnson and seconded by Ed Stielstra to approve the variance requests as shown on the December 18, 2014 site plan and to incorporate the resolution and report for the RPE #1 Trust Variance Request into this approval finding the standards and requirements in Section 38.118(1) have been met, contingent upon complying with the conditions established by the ZBA for the RPE #1 Trust Variance Request and the conditions established by the Planning Commission for RPE #3 on July 1, 2015. Vice-chair Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. NEW BUSINESS - NONE

ARTICLE V. CITIZENS COMMENTS – No comments.

ARTICLE VI. ADJOURNMENT

Vice-chair Slikkers adjourned the meeting at 7:33 P.M.