

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

July 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, Glenn Voss,
Bob Slikkers and Ed Stielstra
MEMBERS ABSENT: Carl Blauwkamp
STAFF PRESENT: Al Meshkin – Township Manager
Rodney Schermer – Township Attorney

ARTICLE II. APPROVAL OF MINUTES

The Zoning Board of Appeals members reviewed the minutes of the April 28, 2014 meeting. **A motion was made by Slikkers and seconded by Brunink to approve the minutes as submitted. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. BROOME VARIANCE REQUEST

Mark and Karen Broome, 394 Roost Road, Holland, MI 49424, owners or agents of property located at lot #52, Scenic Shores Subdivision, that being tax parcel #0311-410-052-00, request a variance from section 38-242(1) of the Zoning Code. Section 38-242(1) requires a minimum 40' front yard setback. Mr. Broome would like to construct a new home on this property with less than the required 40' front yard setback.

Mr. Broome addressed the Board. He presented the Board with an engineered drawing showing the proposed location of the new home and the location of the existing homes. He spoke to the 50' road easement. He has been advised by his attorney that the easement does not prohibit structures, only blocking access. He has not received a Critical Dune Area permit as yet. The MDEQ now wants the neighbors to agree to the home location before they will issue the CDA permit.

Chairman Weishaar opened the public hearing. Bob Slikkers read into the record a letter from Thomas Kates, attorney for neighbor Jerilynn Hamstra.

Mr. Kates then addressed the board. In addition to the information in his letter he discussed the ability to maintain the road and the standards for granting a variance. Mr. and Mrs. Hamstra showed photographs of stakes they put on the subject property to show what they feel would be the location of the proposed house.

Mr. Broome disputed the accuracy of the photographs stating the stakes were not placed by a surveyor and questioning possible trespass on the property.

Following no further public comment Chairman Weishaar closed the public hearing.

Members of the Board discussed the request. Attorney Schermer reviewed the definitions of a street and of lot area as defined in the zoning ordinance. He then reviewed section 38.118 which contains the standards for granting a variance.

Following further discussion by the Board, **a motion was made by Voss and seconded by Brunink to deny the variance request finding the request does not meet the standards required for granting a request as stated in section 38.118. 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 Brunink and seconded by Voss to adjourn the meeting at 7:48 P.M.