

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

August 26, 2020

ARTICLE I: CALL TO ORDER

Casey Kimes called the regular monthly Zoning Board of Appeals meeting to order at 7:00 p.m.

MEMBERS PRESENT: Richard Swanson, Casey Kimes, Jim Delaney, Ed Stielstra, Marcia Perry (via ZOOM)

STAFF PRESENT: Al Meshkin – Manager; Jim Hayden – Recording Secretary

ARTICLE II: APPROVAL OF MINUTES

Perry corrected the June 24, 2020, meeting minutes as followed: “ARITICLE V: CITIZEN COMMENTS – None” now reads “ARTICLE V: CITIZEN COMMENTS – None”.

**Motion by Kimes, second by Stielstra, to approve the minutes of the June 24, 2020, minutes as corrected. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED**

ARTICLE III: OLD BUSINESS – None

ARTICLE IV: NEW BUSINESS

a. SMIT VARIANCE REQUEST

Brian and Sue Smit, 2244 Maksaba Trail, Macatawa, parcel # 0311-320-354-00, contrary to sections 38-242(1) and (2), of the Zoning Ordinance, request to add an elevated residential home office on the east side of the existing home and bump out the kitchen on the west side of the home. The new construction would have less than the required minimum setbacks.

Following board discussion the public hearing was opened by Chair Kimes at 7:19 p.m. No comments from the audience or Zoom. Meshkin read the following letters:

Marilyn K. Glor, 2248 Maksaba Trail: No objections

Steve Sommer, 2240 Maksaba Trail: Approves

**Chair Kimes motioned to close the public hearing at 7:21 p.m. Swanson supports. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED**

Members discussed the proposed variances, noting the property is unique, that no parking is planned for under the second-story addition. Meshkin noted the Graafschap Fire Department chief made no comment on the proposals. **Motion by Swanson, second by Stielstra, to approve the variances as requested. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED**

b. TOUKOUMIDIS VARIANCE REQUEST

Kevin Toukoumidis, 2911 N Burling St., Chicago, IL has the property at 4054 Spring Beauty Lane, Holland, parcel # 0311-021-031-00, under contract from William and Elizabeth Arendshorst Trust c/o Thomas Arendshorst, and proposes to build a single family home contrary to sections 38.214 (1) and (2) and 38.484(a) of the Zoning Ordinance. Toukoumidis is requesting three variances:

-- A 4-foot reduction in the side-yard setback on the north side of the home;

-- To locate the front of the home within the front yard setback, 10'7" from the edge of pavement;

-- To build a fence that exceeds the height limitation, a wall around the pool area that would be 8' tall.

**Public hearing opened by Chair Kimes at 8:15 p.m.**

Michael Glynn, 4050 Spring Beauty Lane: No problem with side setback. Fence, Ok, but mostly concerned about closeness of home to the road.

Ron Dalman, 4056 Spring Beauty Lane: The private drive is not a public road. Supports variances.

Meshkin read the following letters:

Jessie Dalman, 4056 Spring Beauty Lane: In favor.

Sharon Arendshorst, 6640 Kelly Creek Drive: In favor.

Timothy Myaard, 4060 Spring Beauty Lane: In favor.

Adrienne Peterson, Peterson Environmental: In favor.

**Chair Kimes closed the public hearing. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED**

Members discussed the proposed variances and asked if variances are precedents. Meshkin said no because each parcel is unique. Meshkin said the Graafschap Fire Department chief made no comments on the requests. Members were concerned about the height of the garage. Chairman Kimes said the property is unique with the constraints of the bluff and the road, but was always intended to be a buildable lot.

**Motion by Swanson, second by Kimes, to approve all three variances as requested with the stipulation that the eastern 16 feet of the house/garage be no taller than 15 feet tall at its highest point. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED**

ARTICLE V: CITIZEN COMMENTS – None

ARTICLE VI: ADJOURNMENT

**Motion by Stielstra, second by Swanson, to adjourn at 8:49 p.m. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED**