

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

September 26, 2018

ARTICLE I. CALL TO ORDER

Chair David Weishaar called the regular monthly Zoning Board of Appeals meeting to order at 7:00 P.M.

MEMBERS PRESENT: David Weishaar, Marcia Perry, Richard Swanson,
Jim Johnson, Casey Kimes
MEMBERS ABSENT: Carl Blauwkamp
STAFF PRESENT: Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Zoning Board of Appeals members reviewed the minutes of the August 22, 2018 meeting. **A motion was made by Swanson and seconded by Johnson to approve the minutes as written. Chair Weishaar called for a vote on the motion. UNANIMOUS DECISION - MOTION APPROVED**

ARTICLE III. OLD BUSINESS - none

ARTICLE IV. NEW BUSINESS

A. CONDIT VARIANCE REQUEST

Mr. Don Condit, owner or agent of property located at 2427 Crescent Walk, Holland, MI 49423, that being tax parcel #0311-340-155-00, request a variance from sections 38-242 (1) and (2) of the Zoning Code. These sections require minimum front and rear yard setbacks. Mr. Condit would like to remove an existing deck on this cottage site and construct a new deck that would not meet the minimum front and side setback requirements.

Don Condit and Dave Morren of Insignia Homes explained the proposed construction. Condit said when purchased the home, the deck was built too far to the north and south. Condit would like to

widen to the south to allow for stairs to be added to reach the first level. Morren demonstrated on the drawing the placement of the deck noting there would be no encroachment on the triangular property noted in the Campbell letter.

Weishaar asked if sufficient deck could be built without building on the triangle. Condit said there is no intention to build over that area. Johnson asked for clarification on road travel area and parking spaces.

Weishaar opened the public hearing. No comments. One letter was received from Robert R. Campbell Jr. of Bubba's Cottage, LLC, parcels 03-11-340-161-00 and 03-11-340-165-40. Campbell stated that the family has no objection to the work being proposed provided there is no construction or improvements in the triangular area crosshatched on the attached drawing provided. Campbell states the area is part of the family's property and does not believe that the boundary line reflected in the application drawing is accurate.

A motion was made by Kimes and seconded by Perry to close the public hearing. UNANIMOUS DECISION – MOTION APPROVED.

Johnson is inclined to support the request with the caveat that the new construction does not infringe on adjacent owner's property.

Following discussion, **a motion was made by Johnson and seconded by Swanson to approve the Condit variance request from section 38-242 (1) and (2) of the zoning ordinance requiring compliance with the site plan submitted, with the caveat that the new construction does not infringe on adjacent owner's property, in compliance with the application and compliance with all federal, state, county and township laws and ordinances and the verbal representation provided at this meeting. Weishaar called for a vote on the motion. UNANIMOUS DECISION - MOTION APPROVED**

B. GALLAGHER VARIANCE REQUEST

Michael and Lynne Gallagher, owners or agents of property located at 3607 Otis Boulevard, Saugatuck, MI 49453, that being tax parcel #0311-034-055-00, request a variance from sections 38-242 (1) of the Zoning Code. This section requires minimum front setbacks. Mr. and Ms. Gallagher would like to raze an existing cottage on this site and construct a new cottage that would not meet the minimum front setback requirements.

Lynne Gallagher of 3607 Otis Boulevard appreciated the commission's time to review their request. Gallagher said Doug Wickens is the builder for the project. The neighbor Giovannucci has requested to remove the existing cottage and attach it to their current historic home. The small long lot presents a challenge in trying to figure out the best configuration keeping in character of the neighborhood. Gallagher would also like to preserve as many of the trees and foliage as possible. The request is to go from 20 feet to 13 feet of setback with the driveway positioned on the lot line.

Weishaar opened the public hearing. No comments. **A motion was made by Perry and seconded by Kimes to close the public hearing. UNANIMOUS DECISION – MOTION APPROVED.**

Johnson does not have a problem with the setback for the front yard as it is in character and many do not meet the requirements. Johnson asked what the timeframe for the project would be and Gallagher said they are ready to go as soon as the permits are approved. Stielstra thanked them for looking out for the character of the neighborhood as did Perry express her appreciation.

Following discussion, **a motion was made by Swanson and seconded by Stielstra to approve the Gallagher variance request from section 38-242 (1) of the zoning ordinance requiring compliance with the site plan submitted, compliance with the application and compliance with all federal, state, county and township laws and ordinances and the verbal representation provided at this meeting. Weishaar called for a vote on the motion. UNANIMOUS DECISION - MOTION APPROVED**

ARTICLE V. CITIZENS COMMENTS – No comments.

ARTICLE VI. ADJOURNMENT

Chair Weishaar adjourned the meeting at 7:35 pm.