

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

October 26, 2015

ARTICLE I. CALL TO ORDER

Chairman 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, Bob Slikkers, Ed Stielstra,
Jim Johnson, Richard Swanson, Carl Blauwkamp
MEMBERS ABSENT: none
STAFF PRESENT: Al Meshkin – Township Manager

ARTICLE II. APPROVAL OF MINUTES

The Zoning Board of Appeals members reviewed the minutes of the July 27, 2015 meeting. **A motion was made by Bob Slikkers and seconded by Ed Stielstra to approve the minutes as submitted. UNANIMOUS DECISION – MOTION APPROVED. Chairman Weishaar mentioned the township has received a resignation from the ZBA. Glenn Vos has resigned due to moving out of the township.**

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. RPE TRUST VARIANCE REQUEST

RPE Trust, owner or agent of property located at 797 Lakeside Drive, Lot #179 of Macatawa Park, that being tax parcel #0311-340-179-00, requests variances from sections 38-63(2) and 38-242 of the zoning code. Section 38-63(2) regulates parking location. Section 38-472 requires minimum front, rear and side setbacks. RPE Trust would like to construct a new cottage on this parcel that would not meet these requirements. Jim Brown, attorney for RPE presented.

Bob Slikkers read a note from Roger Boerema of 779 Lakeside. He is not opposed to the project but wants them to respect the no summer construction tradition. Bob also reviewed a letter from Bill

Sikkel, attorney representing William and Laurie Porter, owners of lots 180 and 181. They do not oppose the setback variances requested but feel the proposed parking location is unsafe and parking should be moved to the east side of the lot. Chairman Weishaar opened for public comment.

Jim Stone, also an attorney for Porter, continued to represent and review their opposition to the proposed parking location.

Joel Krisshoff of 2400 Crescent Walk, and also current president of the Macatawa Park Cottagers Association, spoke in opposition to the proposed parking location. He stated he is speaking personally and not representing the MPCA. He has lived in the area for over 40 years and understands the difficulty with parking. He stated parking spaces in Macatawa are selling for \$40,000. He feels moving the parking to the east side of the lot would be much better.

Hearing no further comment Chairman Weishaar closed the public hearing.

Following discussion, **a motion was made by Steilstra and seconded by Johnson to ask the applicant to revise the parking on the parcel with greater safety in mind. Chairman Weishaar called for vote on the motion. 3 nay to 2 yea, MOTION FAILS.**

A motion was made by Slikkers and seconded by Blaukamp to approve the RPE Trust Variance Request and finding the standards and requirements stated in Section 38.118 have been met, compliance with the conditions of the report resolution approved on 1/26/2015, not to include the property west of Lakeside, in compliance with the application and all federal, state, county and township laws and ordinances and the written and verbal representation provided at this meeting and in the minutes. Chairman Weishaar called for vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

B. TIMBERSTONE BUILDERS VARIANCE REQUEST

Timberstone Builders, owner or agent of property located at 2426 Waukazoo Trail, that being tax parcel #0311-340-295-50, requests a variance from section 38-242(1) of the zoning code. This section requires a minimum 40' front yard setback. Timberstone Builders would like to construct a covered porch on the existing cottage on this parcel that would not meet the minimum front setback requirements. Ernie Van Doorink of Timberstone Builders presented the request.

Chairman Weishaar opened for public comment. No comments were received. **Chairman Weishaar closed the public hearing.**

Board members discussed the proposal with Van Doorink. Board members felt they could not make a decision on the request because they have not been given sufficient information to consider. Following discussion, **a motion was made by Slikkers and seconded by Stielstra to table request until a survey of the property with dimensions showing the existing improvements and proposed improvements is provided. Chairman Weishaar called for vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CITIZENS COMMENTS – No comments.

ARTICLE VI. ADJOURNMENT

Chairman Weishaar adjourned the meeting at 8:20 P.M.