

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

January 26, 2022

I. CALL TO ORDER

Kimes called the regular monthly Zoning Board of Appeals meeting to order at 6:01 p.m.

Members present: Jim Delaney, Barbara Hibiske, Casey Kimes, Richard Swanson  
Members absent: Marcia Perry  
Staff present: Al Meshkin – Manager (via Zoom); Jim Hayden – Public information officer

II. APPROVAL OF MINUTES

**Motion by Swanson, second by Delaney, to approve the Sept. 22, 2021, minutes as presented. Chair Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 4-0.**

III. OLD BUSINESS -- None

IV. NEW BUSINESS

a. Gleason Authorization Request

Kraig Boeve, representing Mary Beth Gleason, 6167 Standing Stone Drive, Holland, parcel # 0311-342-012-00, R-1 Rural Estate, discussed the request per Sec. 38-486 of the zoning code to use a pool cover for a swimming pool instead of installing a fence with self-latching gates as required by the zoning code. Boeve said they wish to eliminate the fence and the pool cover is safe.

Kimes opened the public hearing at 6:09 p.m. No comments.

**Motion by Swanson, second by Delaney, to close the public hearing at 6:11 p.m. Chair Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 4-0.**

The board discussed the issue, noting concerns about safety for young children. Hibiske asked if the pool cover can be closed when people go inside the house. Boeve said the cover can be closed in 10 seconds. Kimes said the decision does not set a precedent.

**Motion by Swanson, second by Delaney, to approve the authorization request per Sec. 38-486(d) for a pool cover instead of a fence with self-latching gates as presented so long as the cover meets or exceeds safety standards of a fence. Chair Kimes called for a vote on the motion. VOICE VOTES, MOTION UNANIMOUSLY APPROVED 4-0.**

b. Diekema Variance Request

Adrienne Peterson of Peterson Environmental LLC, and Steve Diekema, owner of lot 330 Macatawa Bay Addition, Maksaba Trail, parcel #0311-320-330-00, R-2 Low Density Residential, discussed a variance request from Sec. 38-242(1) that requires a minimum of 40 feet front yard setback for a new home. Diekema would like a 24-foot setback so the house will stay off the steep forested dune in the rear of the property. The front space will be used for additional parking. Peterson said they need township approval before seeking permit from the Michigan Department of Environment, Great Lakes and Energy. Diekema said he is maintaining the two side yard and the backyard setback requirements.

Kimes opened the public hearing at 6:35 p.m.

Richard Becker, 6436 Copperleaf Ct.: Submitted letter of support. Plan would improve neighborhood.

**Motion by Delaney, second by Hibiske, to close the public hearing at 6:38 p.m. Chair Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 4-0.**

The board discussed the issue, noting safety concerns in the neighborhood due to narrow streets. Kimes said this plan will not make the situation worse.

**Motion by Delaney, second by Swanson, to approve the variance request per Sec. 38-242(1) of the Zoning Code as presented, including documentation and verbal representation. Chair Kimes called for a vote on the motion. VOICE VOTES, MOTION UNANIMOUSLY APPROVED 4-0.**

c. Collins Variance Request

William Sikkel, attorney for Jan Collins, owner of 2318 Maksaba Trail, Holland, parcel #0311-320-346-50, zoning not stated on application, discussed the variance request from Sec. 38-242(1) of the Zoning Code, that requires a minimum 40-foot front yard setback. Collins would like to increase the size of a deck on the front of the house bringing the set back from 21 feet to 13 feet.

The desk will have a membrane on it allowing vehicles to be parked under it so they are protected from the elements. A retaining wall will also be moved to better accommodate parking. Sikkel said the Michigan Department of Environment, Great Lakes and Energy has approved the retaining wall work and is suggesting wooden steps and walkway with no change in elevation.

Kimes opened the public hearing at 6:52 p.m.

Ken and Gloria Edgel, P.O. Box 142, Macatawa: Letter in support.

**Motion by Swanson, second by Delaney, to close the public hearing at 6:53 p.m. Chair Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 4-0.**

The board discussed the issue. Swanson said a cookie-cutter approach to zoning does not work in the area and the changes make the area safer. Hibiske said visibility on the road will be improved by the project. Delaney said safety on the narrow streets is a concern. Kimes noted no negative comments from the public.

**Motion by Swanson, second by Delaney, to approve the variance request per Sec. 38-242(1) of the Zoning Code as presented, including documentation and verbal representation. Chair Kimes called for a vote on the motion. VOICE VOTES, MOTION UNANIMOUSLY APPROVED 4-0.**

V. CITIZENS COMMENTS -- None

VI. ADJOURNMENT

Chair Kimes adjourned the meeting at 7:00 p.m.