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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
JUNE 23, 2016 – REGULAR MEETING**

Present: Jack Ketchum, Larry Mierle, Doug Noren, George Postmus, Dean Vanderstelt

Absent: Tom TenCate

Participants: Lukas Hill, Community Development Director

I. Call to Order

The meeting was called to order by Noren at 7:00 p.m.

II. Approval of Minutes

Mierle moved to approve the minutes of the May 26, 2016 meeting as presented. Vanderstelt seconded the motion, which passed unanimously.

III. Adopt Agenda

Noren moved to adopt the agenda as presented. Ketchum seconded the motion, which passed unanimously.

IV. May – Variance Request – 304 N. Lake

Andrew May presented his request to create a new lot that is nonconforming in lot area. The existing parent parcel is made up of three platted lots (lots 1, 2, and 3) that have been combined for many years. The applicant would like to split off lot 3 to create a new building site. Lot 3 is approximately 7,500 square feet and lots 1 and 2 (which will stay together) are 14,000 square feet. The minimum lot size in the R-3 District is 12,000 square feet.

Ketchum asked if the applicant had built the existing house. May stated that he did not; the house was built in 1920.

Ketchum asked how far off the lot line the porch of the existing house would be. Hill stated that it would be more than five feet off the lot line.

Vanderstelt asked how close the accessory building on Lot 3 would be to the lot line. May stated that the building would be removed before the split.

Postmus asked whether the request would be to split the property into three parcels. May stated that Lot 1 would be small and would have an awkward shape, so the request is only to split off Lot 3.

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Noren asked if the split was just for financial gain. May stated that it was not, that the split would give more families the ability to live in the neighborhood.

Noren asked if there were more lots of a similar size in the neighborhood. Hill stated that most of the lots on the street were that size.

Mierle stated that he believed that the split would enhance the neighborhood. Ketchum stated that the new lot would fit in the neighborhood.

Ketchum referenced the opinion of the Township attorney that if the character of the neighborhood is established by numerous substandard lots, the provisions such as Section 335.C.2 should not be enforced. Vanderstelt stated that the nonconforming lot size fit the character of the neighborhood.

The public hearing was opened at 7:15pm. There were no comments. Motion by Noren, support by Ketchum, to close the public hearing at 7:16 pm. The motion was approved unanimously.

Ketchum read the criteria to be considered to grant a variance from Section 112 I. The commissioners agreed that all the criteria had a “yes” answer.

Motion by Ketchum, support by Mierle, to approve the May variance application to divide Lot 3 out of the existing lot resulting in a nonconforming lot of 7,500 square feet with the following conditions:

- a. The small shed be removed from Lot 3 prior to the division; and
- b. The applicant will comply with all verbal representations.

The motion passed unanimously per roll call vote.

V. Adjournment

Noren moved to adjourn the meeting at 7:20 p.m. with support from Ketchum. The motion passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Zoning Board of Appeals