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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
AUGUST 25, 2016 – REGULAR MEETING**

Present: Jack Ketchum, Doug Noren, Larry Mierle, George Postmus, Tom TenCate

Absent: Dean Vanderstelt

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

TenCate moved to approve the minutes of the July 28, 2016 meeting as presented. Noren seconded the motion, which passed unanimously.

III. Adopt Agenda

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

IV. Tamburello– Variance Request – 15540 Howard Street

Hill stated that the applicant is still exploring options for his deck. Motion by Mierle, support by TenCate, to table the variance request. The motion passed unanimously.

V. Poulin – Authorization Request – 16399 Hardwood Lane

Kevin Poulin presented his request for a 30x40 foot accessory building to store recreational vehicles. He is requesting 12-foot side walls to allow for 10-foot doors. He stated he chose the location in collaboration with his closest neighbor, to minimize the impact on the neighbor.

Poulin stated he has 4.3 acres of land. He is requesting a 30x40 foot building with 12-inch eaves all around. The overall height would be 17 feet. There will be a concrete floor with aprons at two overhead doors. He prefers to use steel siding for a longer life. He has chosen a charcoal color

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to blend in. They are planning to replace the siding on the house in the next couple of years, and plan to use the charcoal color.

Noren asked why the applicant is not proposing a conventional building to match the house. Poulin stated it was due to cost and durability.

Mierle asked if the yard backs up to the new Spring Ridge subdivision. Poulin stated it did, and that his pond goes almost to the edge of his property. The building will be about 200 feet from the back property line.

Mierle asked if the applicant was aware that the building should be generally compatible with the main building. Poulin stated he was aware, and was not opposed to making changes in the plan.

Ketchum stated that a steel building is not in character with the neighborhood.

Postmus asked if the building would have a hip roof. Poulin stated it would be a 4/12 standard roof.

Mierle asked if there was a door on the east side, and whether the trees would be in the way. Poulin stated there was a door, but there is a gap in the trees.

Ketchum asked which sides have doors and whether there would be a driveway. Poulin stated the north and east sides will have doors, and that he is not planning a driveway initially. He stated he doesn't expect to go in and out of the building too often, but will add a driveway if it's used more.

Ketchum asked about utilities to the building. Poulin stated that there would just be electricity.

The public hearing was opened at 7:25pm.

Adam Kelly, 16441 Hardwood Ln, sent a letter stating that he approved of the project.

Motion by Noren, support by Ketchum, to close the public hearing at 7:27pm. The motion passed unanimously.

Board members reviewed the authorization criteria and the special land use criteria.

Motion by Ketchum, support by Noren, to approve the Poulin authorization requesting a 1,200 square foot accessory building with one-foot eaves and with a 12-foot side wall height at 16399 Harwood Lane as depicted on the site plan with the following conditions:

- a. The accessory building shall be built in compliance with the submitted site plan and elevations. The exterior of the building shall be covered with horizontal siding and a shingle roof to be more compatible with the house.

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- b. The application meets all criteria in Section 306, F, and 902 of the Zoning Ordinance.
- c. The applicant will comply with all verbal representations.

A roll call vote was taken. With Postmus as the only dissent, the motion passed.

VI. Adjournment

Mierle moved to adjourn the meeting at 8:12 p.m. with support from Ketchum. The motion passed unanimously.

Respectfully submitted,

Jack Ketchum, Acting Chairperson
Zoning Board of Appeals