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**SPRING LAKE TOWNSHIP  
ZONING BOARD OF APPEALS MINUTES  
December 1, 2016 – REGULAR MEETING**

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

Absent: Rick Homan

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**

Ketchum moved to approve the minutes of the October 27, 2016 meeting as presented. TenCate seconded the motion, which passed unanimously.

**III. Adopt Agenda**

Ketchum moved to adopt the agenda. Postmus seconded the motion, which passed unanimously.

**IV. Tamburello– Variance Request – 15540 Howard Street**

Tom TenCate excluded himself from the discussion due to living within 300 feet of the subject home. Tamburello provided a detailed overview of his variance describing how the deck would not impede the views of any adjacent homes. He provided pictures of the deck illustrating that the former deck substructure is still intact. He also explained how the intent of the section 356 should allow him to keep the deck. The public hearing was opened at 7:21PM. Tom TenCate explained that he would not be able to see the deck from his home. Ketchum moved to close the public hearing at 7:23. Postmus seconded the motion, which was passed unanimously.

Hill stated that Section 356, C, was not applicable to the variance request, as mentioned by Tamburello, and reminded the ZBA that the variance request was to reduce the waterfront setback, not make a determination due to an unusual shoreline configuration. Mierle questioned if fill could be brought in to make the deck comply. Hill stated that it would not likely solve the current deck issue. Ketchum read the six variance review criteria for the application. It was determined that the variance request did not pass any of the criteria. Ketchum made a motion to deny the variance based

DRAFT

on the fact that it did not pass any of the review criteria in Section 112, I, of the Zoning Ordinance. Noren seconded the motion and it passed unanimously.

**V. Adjournment**

Ketchum moved to adjourn the meeting at 7:45 p.m. with support from Noren. With a unanimous vote, the motion passed.

Respectfully submitted,

Jack Ketchum, Secretary  
Zoning Board of Appeals