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**SPRING LAKE TOWNSHIP  
ZONING BOARD OF APPEALS MINUTES  
JUNE 22, 2017 – REGULAR MEETING**

Present: Rick Homan, Jack Ketchum, Larry Mierle, Doug Noren, George Postmus, Tom TenCate  
Absent: None  
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 March 23, 2017 meeting with one correction. Homan 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. Reinhart - Waterfront Setback Determination - 18053 N Fruitport Rd.**

Douglas DeHaan, DeHaan Builders, presented the request for a waterfront setback determination. The owners are planning to remove the existing home and rebuild in the same area. Renovation of the existing home is not feasible. For site preservation and erosion control, the house cannot be moved west. The owners are trying to preserve the existing driveway and many mature trees. The request is to move the home 8 feet back from the existing front of the house. The shoreline is irregular in the area, and this property is set back from the neighboring properties. The nearest neighbor will have enhanced views because the house is being moved back from its current location. The neighbors have indicated that they approve of the plan.

Postmus asked if the guest cottage is being removed. DeHaan stated that the structure will stay and be used as an accessory building for storage only. The kitchen will be removed so the structure cannot be occupied.

Postmus asked if the road is a shared road. Noren stated that it is, and that shared roads are common along Fruitport Road.

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Homan stated that the current pool has a deck, and asked if the new pool will have a deck. DeHaan stated that there will only be concrete around the pool, with no deck.

The public hearing was opened at 7:18pm.

Emails were received from Julie and Drew Boersma, 18051 N Fruitport Rd and Anne and Con Nolan, 18067 N Fruitport Rd. Both emails indicated that there were no objections to the plan.

Motion by Noren, support by Ketchum, to close the public hearing at 7:19pm. The motion passed unanimously.

Hill discussed the difference between the waterfront setback numbers used by Douglas DeHaan and those in the Community Development Director report. Hill used the 580 contour to measure the setbacks, while DeHaan used the ordinary high water mark. However, while the numbers differed, the result was the same location for the house. The applicant would like to reduce the setback from the average 178 feet to 133 feet as measured from the 580 contour line. The 133 feet represents moving the front of the house eight feet behind the current front of the house.

Commissioners reviewed the criteria from Section 356 related to a Waterfront Setback Determination.

1. Motion by TenCate, support by Homan, to approve the Reinhart waterfront setback authorization at 133 feet from the 580 contour (8 feet back from the existing front of the house), at 18053 N. Fruitport Road as the application complies with Section 356, C, of the Zoning Ordinance with the following conditions:
  - a. The applicant complies with all written representations to the Township, and all verbal representations as reflected in these minutes.

A roll call vote was taken. The motion passed unanimously.

## **V. Adjournment**

Homan moved to adjourn the meeting at 7:32pm with support from TenCate. With a unanimous vote, the motion passed.

Respectfully submitted,

Jack Ketchum, Secretary  
Zoning Board of Appeals