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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
MAY 24, 2018 – REGULAR MEETING**

Present: Jack Ketchum, Larry Mierle, George Postmus, Tom TenCate, Rachel Terpstra
Absent: None
Participants: Lukas Hill, Community Development Director
Ron Bultje, Township Attorney

Ellen delaRosa-Pearn was introduced as the new Alternate Member of the ZBA.

I. Call to Order

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

II. Approval of Minutes

Mierle moved to approve the minutes of the April 26, 2018 meeting as presented. TenCate seconded the motion, which passed unanimously.

III. Adopt Agenda

Terpstra moved to adopt the agenda as presented. TenCate seconded the motion, which passed unanimously.

IV. Fewless – Authorization for Attached Garage Greater than 1500 Square Feet – 15465 Leonard Road

Hill reviewed Section 322 C 13. This section of the Zoning Ordinance limits the size of attached garages. For lots of less than 2 acres, as this lot is, the garage size can't exceed the size of the largest story of the house. However, any attached garage larger than 1500 square feet needs an authorization from the ZBA.

Chris Wilson, CB Wilson Construction, and Gernot Runschke, architect, presented the request for Nathan Fewless. The proposed attached garage space is 2456 square feet, and the largest story designed for living purposes is 2521 square feet. This house will be used as a guest house for the owner, and the garage will be used to store a motor home and other vehicles. The intent is to gate the property. Runschke stated he believes the design of the home fits the neighborhood.

Postmus asked if Runschke is a registered architect. Runschke stated he was, but the home was designed by Kristen Runschke of Architektura PLC.

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Postmus asked about the Level 2 layout. Wilson stated that the lower level has high ceilings, and that gives room for a mezzanine for a fitness area.

TenCate asked about the height of the first story. Wilson stated that it is 18 feet high.

Mierle stated that the submission from the applicant was insufficient. He stated that there should be construction drawings ready so building can begin immediately if approved. Runschke stated that the construction documents would be prepared after approval due to cost and risk. The construction drawings will be presented to the Zoning Official and the Building Department.

TenCate stated that the proposed garage has very large doors. Wilson stated that a motor home is approximately 13 feet tall, so the doors are 14 feet high.

Bultje reminded board members that this is an authorization, not a variance.

Postmus asked if the existing house and garage will be removed. Wilson stated they would be.

Mierle asked about the exterior finish of the residence. Wilson stated it will be stone on the lower level, then composite board and batten to the second level, and then vinyl shake for the remainder.

The public hearing was opened at 7:26pm.

A letter from David Bos, 15400 Leonard Road, was read. Bos is not opposed to the size of the garage, but prefers the large garage doors not face Leonard Road.

Darlene Wright, 15459 Leonard Road, stated she owns the property immediately behind the Fewless property. She has no problem with the proposal and believes the house will look beautiful. She stated that the properties along Leonard Road used to be farms with large barns, and that this request is not any larger than the barns were.

Motion by TenCate, support by Postmus, to close the public hearing at 7:31pm. The motion passed unanimously.

Ketchum noted that in a previous Fewless request, there was a letter from neighbors on Heron St. The neighbors would like evergreen screening on the side of the lot along Heron. Nathan Fewless stated that he plans to install about 84 evergreens along the fence on the west side of the house. He also plans to have a fence in the front, and will have plantings there.

Postmus stated he would prefer more detailed drawings.

Ketchum asked Bultje if the board is allowed to request more detailed drawings. Bultje stated that if the application is not going to be approved, detailed drawings should not be requested. Direction should be given to the applicant for what might be approved. Also, if the board is going to deny the request for a garage larger than 1500 square feet, a reason must be given.

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Terpstra asked about the size of the requested garage. Wilson stated it is 44 ft by 75 ft. The garage extends 34 feet in front of the house.

Bultje asked if there were plans to rent this house, because having a renter with the owner using the property for storage is not permitted currently. Fewless stated he is not planning to rent the house.

Terpstra stated that the requirement that the attached garage be consistent with other structures is a problem for her. She feels the garage looks too commercial and would be happier if the doors didn't face Leonard Road.

TenCate asked if the proposed structure is proportional to the neighborhood. Mierle stated that the proposed structure is much larger than the neighbors. Bultje stated that by right a property owner can build a house that may be much larger than the neighbors.

TenCate stated that he is concerned about whether the garage is proportional to the house and consistent with the neighborhood. TenCate asked whether the front of the garage could be brought closer to the house. Wilson stated that it is common for the garage to be entirely in front of the house. This one is 34 feet in front of the house.

Postmus stated that the applicant should consider rotating the house so the garage doors are not facing Leonard Road.

Mierle stated that he believes the proposed building overall is too big.

Motion by Mierle, support by Terpstra, to table this request per the applicant's request. The motion was approved.

V. Adjournment

Terpstra moved to adjourn the meeting at 8:32pm with support from Mierle. With a unanimous vote, the motion passed.

Respectfully submitted,

George Postmus, Secretary
Zoning Board of Appeals