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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
JULY 26, 2018 – REGULAR MEETING**

Present: Ellen delaRosa-Pearn, Jack Ketchum, Larry Mierle, George Postmus, Tom TenCate
Absent: Rachel Terpstra
Participants: Lukas Hill, Community Development Director

I. Call to Order

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

II. Approval of Minutes

Postmus moved to approve the minutes of the June 28, 2018 meeting as presented. TenCate seconded the motion, which passed unanimously.

III. Adopt Agenda

DelaRosa-Pearn moved to adopt the agenda as presented. TenCate seconded the motion, which passed unanimously.

IV. Fredrickson – Accessory Building Authorization – 19008 N Fruitport Rd

Jim Fredrickson presented his request for an expanded accessory building. He stated he needs more room for his motor home. He would like to extend the front of the existing pole building by 10 feet and enclose the existing lean-to. The final size of the building will be 50 feet by 38 feet, with a maximum height of 19 feet.

Mierle asked if the roof could be lifted rather than replaced. Fredrickson stated that the roof needed to be replaced anyway so he will build a new roof. There will be new siding on the accessory building which will match the house. There are plans to do new siding and roofing on the house and the accessory building will match.

DelaRosa-Pearn asked if the wall height would be increased. Fredrickson stated that the wall height will stay the same at approximately 11 feet. TenCate stated the new height to the building will come from the style of trusses being used.

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Postmus asked if the accessory building will have vinyl siding to match the house. Fredrickson stated that the roof and siding will be done at the same time for the house and the accessory building.

Mierle asked whether the proposed expansion meets the front yard setback requirements, where the accessory building projects in front of the house. Fredrickson stated that it would be possible to build off the back of the existing building.

TenCate asked if the new motor home will fit in the existing building. Fredrickson stated that the building is too short and not high enough.

TenCate asked what the distance was between the existing building and the pond. Fredrickson stated it is about 20 feet.

TenCate asked if the roll up door on the side of the proposed building is for extra equipment. Fredrickson stated it was.

Ketchum asked if a currently nonconforming building can be made more nonconforming. Hill stated that the ZBA has the option to allow it due to the unique shape of this lot.

The public hearing was opened at 7:28pm.

Mark Ross, 18986 N Fruitport Rd, the neighbor to the south, stated that he would like the accessory building expanded so items can be stored inside, and he does not object to the location.

A letter was received from Duane and Karen Skinner, 148985 Hickory, in support of the accessory building expansion.

Motion by TenCate, support by Postmus to close the public hearing at 7:30pm. The motion was approved unanimously.

Postmus asked about utilities included in the building. Fredrickson stated that there would be electric and gas. Water is not proposed.

Commissioners reviewed the criteria for an accessory building authorization and found that all requirements were met.

1. Motion by TenCate, support by Mierle, to approve the 1,900 square foot accessory building authorization at 19008 N. Fruitport Road as presented except the additional 10 feet will be put on the back (south side) of the existing accessory building, as the application meets all criteria in Section 306, F, 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.

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V. **Adjournment**

Mierle moved to adjourn the meeting at 7:48pm with support from delaRosa-Pearn. With a unanimous vote, the motion passed.

Respectfully submitted,

George Postmus, Secretary
Zoning Board of Appeals