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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
November 8, 2012 – SPECIAL MEETING**

Present: Larry Mierle, Doug Noren, Ginger Brege, Jack Ketchum and George Postmus.

Absent: None

Participants: Lukas Hill, Community Development Director

1. Call to Order.

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

2. Approval of Minutes.

Ketchum moved to approve the minutes of the September 6, 2012 meeting. Mierle seconded the motion, which passed unanimously.

3. Adopt Agenda

Brege moved to adopt the agenda. Mierle seconded the motion, which passed unanimously.

4. Vanderstelt – Variance request to place an accessory building in the front yard of a lot with frontage on three streets.

Dean Vanderstelt presented his case and reviewed all of his materials with the Board. He stated he was surprised to find out that he has a yard with three front yards since his lot has frontage on three streets. Vanderstelt presented a response to all of the review criteria with the ZBA to illustrate why he deserved a variance. Vanderstelt state that all vegetation along 180th Avenue will remain to help buffer the building. Mierle stated that it will make the property more attractive and it fits the neighborhood setting. Vanderstelt stated that the exterior will match the house. After discussion, Vanderstelt ask to go 28 feet deep to accommodate the steps in the garage.

Noren opened the public hearing. There were no comments from the public. Noren moved to close the public hearing with support from Mierle. Motion passed unanimously.

Ketchum moved to approve the variance request as presented on the site plan, with the exception that the building may be 28 feet deep, as it complied with the review criteria in Section 112, I, of the Zoning Ordinance with the following conditions:

1. The applicant comply with all verbal representations;

DRAFT

2. The applicant comply with all other federal, state and local laws;

Seconded by Mierle. Role call vote: All in favor of approval.

5. **Public Comment**

There was no public comment.

6. **Adjournment**

Ketchum moved to adjourn the meeting at 7:23 PM with support from Mierle. Motion passed unanimously.

Respectfully submitted,

Doug Noren, Chair
Zoning Board of Appeals