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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
May 24, 2012 - REGULAR 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 April 26, 2012 meeting. Postmus seconded the motion, which passed unanimously.

3. Adopt Agenda

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

4. Garrison - Variance request from 75 foot bluff line setback at 17981 North Shore Estates Road for deck and home additions.

Kevin Eidson, representative for John Garrison, explained that they are adding a second story to the existing single story flat roof structure along with some small additions to the south and east. The request also includes a new 14' wide deck (at its widest point) extending towards Lake Michigan from the existing footprint of the house with glass panels to serve as the deck top rail and spindles. Eidson stated that the existing structure would not be demolished. Eidson went through the variance review criteria for the ZBA and explained that he felt that there was no other alternative given that most of the lot was encumbered by the 75 foot setback from the bluff line.

Noren opened the public hearing. Jeff Stille of Stille Construction stated that he was going to be doing the work on the structure and felt the request was reasonable as it will not affect the views of the parcel to the north or south. Ketchum moved to close the hearing. It was supported by Postmus and passed unanimously.

Ketchum stated that he was somewhat concerned about how this proposal fit with criteria B, C, and D. Ketchum stated that he was not sure the deck portion of the request met the criteria but was more comfortable with the request as long as the deck was conditioned to remain an

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open air deck with glass panels and that the grade underneath the deck remained natural. Ketchum also expressed concerns about erosion. Eidson assured the Board that they will have erosion control measures in place to as per the DEQ permit. The ZBA considered each of the review criteria in Section 112, I of the Zoning Ordinance and found that the variance as illustrated on the site plan was compliant with the criteria as long as Ketchum's concerns were addressed. Postmus moved to approve the proposed variance as presented with the following conditions:

1. The deck shall remain an open air deck with no walls or roof.
2. Only glass panels with no top rail shall be used for the deck barrier as presented in the plans.
3. The natural grade under the deck shall not be modified.
4. Compliance with all verbal representations.
5. Compliance with all other federal, state and local laws and ordinances.

Mierle seconded the motion and it passed unanimously.

5. Public Comment

There was no public comment.

6. Adjournment

Mierle moved to adjourn the meeting at 7:37PM with support from Ketchum. Motion passed unanimously.

Respectfully submitted,

Doug Noren, Chair
Zoning Board of Appeals