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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
December 5, 2013 – REGULAR MEETING**

Present: Larry Mierle, Ginger Brege, Jack Ketchum and Dean Vanderstelt.

Absent: Doug Noren and George Postmus

Participants: Lukas Hill, Community Development Director

1. Call to Order.

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

2. Approval of Minutes.

Mierle moved to approve the minutes of the September 26, 2013 meeting. Brege seconded the motion, which passed unanimously.

3. Adopt Agenda

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

4. Review of Zoning Ordinances related to North Shore Estates.

Hill explained that many variances have been granted in the critical dunes areas along North Shore Estates Road. Hill noted that when variances are granted in an area on a regular basis, it is an indicator that the zoning ordinance may need some attention. Hill described that a new district was created for the Strawberry Point area which has alleviated many variance requests from that neighborhood. Mierle felt that a decision shouldn't be made until there is a full board present. Ketchum stated he was concerned that the ZBA was granting variances in the critical dunes that weren't necessary a true hardship. The ZBA discussed that some of the setbacks may be too extreme, that there should be recognition of a unique landscape, and maybe a new district could be considered.

5. Adoption of 2014 Meeting Dates

Ketchum moved to adopt the 2014 meeting dates as presented. Mierle seconded the motion and it passed unanimously.

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6. **Adjournment**

Ketchum moved to adjourn the meeting at 7:50 PM with support from Mierle. Motion passed unanimously.

Respectfully submitted,

Jack Ketchum, Vice Chair
Zoning Board of Appeals