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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
June 27, 2013 – 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 May 23, 2013. Mierle seconded the motion, which passed unanimously.

3. Adopt Agenda

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

4. Kettler – Variance request to place an accessory structure in a front yard at 17830 148th Avenue.

Kettler explained the request which was to place an accessory building in the defined front yard. Kettler outlined the following items to support his request: 1. Drainage would be problematic if the accessory building were built in a conforming location. 2. There is often standing water in the side yard. 3. Neighbors are ok with it. 4. It would be a visual nuisance if in the side yard. 5. Size of building could be reduced.

Postmus questioned who built the applicant's home and how many trees would be impacted if the building would be located in the front yard. Kettler state Wickstrom built the home and nine trees would need to be removed. Mierle stated that there are legitimate alternate locations on the property to negate the variance request. Ketchum stated he understands the why one would request this variance especially based on the location of the neighbor's accessory building.

Noren opened the public hearing. Derek Marine, an adjacent neighbor, stated that he is in support of the request and that it would add value to the neighborhood. Mierle moved to close the public hearing with support from Ketchum. Motion passed unanimously.

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The ZBA verbally reviewed all items in the review criteria in Section 112, I, of the zoning ordinance and found that it did not meet all of the standards necessary to approve a variance. Mierle stated that the issues presented are solvable without a variance and there is room to place a building without a variance.

Mierle moved to deny the Kettler variance request for an accessory building in the front yard as presented on the site plan as it did not comply with the review criteria in Section 112, I, of the Zoning Ordinance and specifically did not present a practical difficulty. Seconded by Postmus. Roll call vote: All in favor of approval.

5. **Discussion:** The ZBA discussed a recent ZBA case in Grand Haven Township in the critical dune area.

6. **Public Comment**

There was no public comment.

7. **Adjournment**

Ketchum moved to adjourn the meeting at 8:15 PM with support from Mierle. Motion passed unanimously.

Respectfully submitted,

Doug Noren, Chair
Zoning Board of Appeals