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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
September 26, 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.

Noren moved to approve the minutes of the August 22, 2013. Mierle seconded the motion, which passed unanimously.

3. Adopt Agenda

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

4. Davidson – Variance request from the rear yard setback at 17901 N. Shore Estates Road

Adrienne Peterson presented the variance request to build an addition and elevated walkway to the existing home. Peterson stated that the home was difficult to enter due to the steep staircase and that they would like to add on to the back of the house in a similar fashion as the neighbors. Peterson stated that the home addition was reduced by three feet in order to comply with the association rules and that the existing stairs will be removed. Ketchum noted that there is no off street parking and Peterson stated that it wasn't possible to create it. Peterson mentioned a temporary drive will be created to install the septic system and then the site will be restored. Postmus asked if this could be used for vehicle parking. Peterson stated that they did not think so but will look into it.

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

The ZBA reviewed all of the review criteria in Section 112, I of the Zoning Ordinance and found that the application passed all of the approval criteria. With that, Postmus made a motion to approve the variance request by William Davidson of 17901 North Shore Estate Road to put an addition on the back of the home and install an elevated

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walkway as presented with revisions as they meet the standards of Section 112, I, of the Zoning Ordinance. The following conditions apply:

- a. The applicant will comply with any other local, state, and federal laws.
- b. The applicant will comply with all verbal representations.

Seconded by Brege and approved unanimously.

7. **Public Comment**

There was no public comment.

8. **Discussion:**

Ketchum state he was concerned about the variances granted on North Shore Road and if there was a true hardship in these cases. Ketchum also stated that maybe the ordinances should be looked at since so many variances were coming to the Township in this area. Mierle stated that he wondered if the Fox determination has expired. Hill said he would look into it. Hill also state that he would look into a the new house on 148th Ave that apparently did not have deck outside the sliding door.

9. **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