

DRAFT

**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
May 23, 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 November 2012 special meeting. Mierle seconded the motion, which passed unanimously.

3. Adopt Agenda

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

4. Rudd – Variance request to place an accessory structure(s) on a vacant lot without a principle dwelling.

Terry Rudd explained the request which was to place a boardwalk, deck, and gazebo on the vacant property. Rudd explained that he owns the property across the street and that his father owns the subject property. Rudd explained that he will eventually buy the property from his father and that he would like to put a boat out in the river. He did explain that the gazebo was not permitted by the DEQ, but the boardwalk and deck were approved by the State. Rudd also explained that the property is under a conservation easement by the Land Conservancy of West Michigan and these were the only things they could build on the property per approval from the Township. Ketchum asked if they had approval from the DEQ and Land Conservancy for the deck at the end of the boardwalk. Kerry Rudd (father) stated that he had a verbal approval from both that this was ok but could get it in writing prior to a permit being issued. Ketchum stated he was concerned about the applicant building a structure for a boat, but Rudd stated that they only intent to put in seasonal dock and will not be dredging. Mierle stated he wanted to the property to stay together siting parking concerns.

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.

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The ZBA reviewed all items in the review criteria in Section 112, I, of the zoning ordinance and found that it met all of these criteria.

Ketchum moved to approve the variance request as presented on the site plan without the gazebo as it complied with the review criteria in Section 112, I, of the Zoning Ordinance with the following conditions:

1. The property shall be legally merged to the satisfaction of the Township Attorney so they stay in common ownership prior to issuance of any building permit.
2. The applicant comply with all verbal representations;
3. The applicant comply with all other federal, state and local laws;

Seconded by Brege. Roll call vote: All in favor of approval.

5. Meeting Dates: The ZBA approved the regular meeting dates for 2013.

6. Public Comment

There was no public comment.

6. Adjournment

Noren moved to adjourn the meeting at 7:45 PM with support from Postmus. Motion passed unanimously.

Respectfully submitted,

Doug Noren, Chair
Zoning Board of Appeals