

**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
NOVEMBER 6, 2014 – SPECIAL MEETING**

Present: Ginger Brege, Jack Ketchum, Larry Mierle, Doug Noren and George Postmus.

Absent: Dean Vanderstelt.

Participants: Lukas Hill, Community Development Director.

I. Call to Order

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

II. Approval of Minutes

Ketchum moved to approve the minutes of the August 28, 2014 meeting. Mierle seconded the motion, which passed unanimously.

III. Adopt Agenda

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

IV. Morrissey Variance Request, 18085 North Shore Estates Road

Chuck Posthumus, architect, presented the plans for a major remodeling project at the home. The existing structure is being removed to the foundation and rebuilt. They have received their MDEQ permit for construction on the dune, and the Ottawa County Health Department permit to use the existing septic system. They are pushing the house west and putting a covered area where the deck was. They are adding to the garage but not decreasing the setback, which is currently nonconforming. The North Shore Estates Association has approved the plans with the addition of a trench drain at the bottom of the driveway and only one hard surface driveway. Posthumus handed a packet of pictures to the commissioners which included comparable road setbacks in the area.

Postmus asked if there are storm drains in the area. Mierle asked if they were installing a new catchbasin. Posthumus said they need to keep the runoff on the site, so they will install a new onsite dry well. The Association is concerned about runoff into the road. Bryan Morrissey, homeowner, indicated the association is requiring a trench drain at the end of the driveway.

Postmus asked if they were hand digging the posts for the extension. Posthumus said MDEQ is requiring it because they are too close to the critical dune. Also, they need to design for 120mph winds, so they are using structural steel.

Morrissey stated the neighbors are seasonal residents and are aware the house is being rebuilt. There have been no complaints.

Ketchum asked where the runoff from the roof is going to go. Posthumus said the east side runoff goes to the new dry well by the driveway, and the west side runoff is going to a catch basin. Posthumus stated they are retaining 85% of the existing foundation. They are rebuilding the garage foundation and adding a small amount of additional space.

The public hearing was opened at 7:28 pm. There were no comments.

Motion by Noren, support by Ketchum, to close the public hearing at 7:29pm. The motion passed unanimously.

The Board of Appeals reviewed the criteria for a dimension variance. They found that the conditions exist to allow the variance. Motion by Mierle, support by Postmus, to approve the variance requests by Bryan Morrissey at 18085 North Shore Estates Road to construct a new home as presented as they meet the standards of Section 112, I, of the Zoning Ordinance. The following conditions apply:

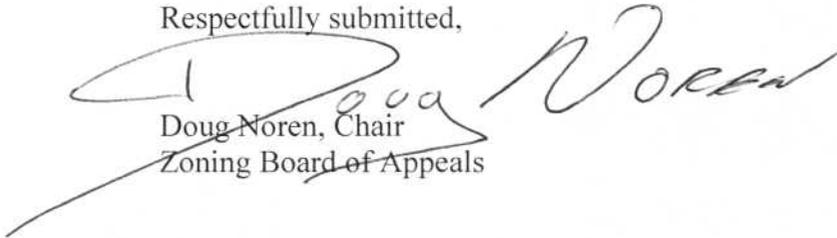
- a. The applicant will comply with any other local, state, and federal laws.
- b. The applicant will comply with all verbal representations.
- c. The applicant will comply with Association and MDEQ requirements for water handling.

With a roll call vote, the motion passed unanimously.

V. Adjournment

The ZBA members, Lukas Hill and Planning Assistant Connie Meiste thanked Ginger Brege for her 13 years of service. Mierle moved to adjourn the meeting at 7:52 pm with support from Ketchum. The motion passed unanimously.

Respectfully submitted,


Doug Noren, Chair
Zoning Board of Appeals