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**SPRING LAKE TOWNSHIP  
ZONING BOARD OF APPEALS MINUTES  
February 27, 2014 – REGULAR MEETING**

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

Absent: George Postmus

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 December 5, 2013 meeting. Brege seconded the motion, which passed unanimously.

**3. Adopt Agenda**

Ketchum moved to adopt the agenda. Mierle 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. Mierle stated that the ZBA should not make an official recommendation to the Planning Commission as they are a judicial body, not a policy making body. Ketchum stated that sending along some ideas to the Planning Commission would be helpful even if it is not a formal recommendation. 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. The ZBA concurred that the average waterfront setback requirement serves the area well to protect neighboring views but the 75 foot setback from the bluff line may be punitive, even though the intent to protect homes from high water conditions is a valid one. Hill stated that the DEQ thinks applying average setback would be a reasonable approach as well.

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**5. Adoption of 2014 Meeting Dates**

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

**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