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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
June 26, 2014 – REGULAR MEETING**

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

Absent: Dean Vanderstelt.

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 February 27, 2014 meeting. Mierle seconded the motion, which passed unanimously.

3. Adopt Agenda

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

4. Peterson Variance Request, 17685 North Shore Estates Road.

Brett Smith, DeForest Architects, presented the request for a variance to reduce the average Waterfront setback, and for a variance for the rear yard setback. He stated they are working on multiple variances and permits for the property. The house will be 3500 square feet, with the main part of the house where the existing house is located. It will fit in with the topography and have a minimal impact on neighbors. MDEQ has done an initial review and Ottawa County is conducting a septic system review.

Mierle expressed concern about the height of the house relative to the existing house. Smith said they do not have a height of the existing house, but estimate it would be about 8 feet higher at the highest.

Ketchum asked about the North Shore Estates neighborhood association and their opinion of the 10-foot road setback. Smith said they were discussing, and were not able to resolve the issue before the ZBA meeting.

Ketchum asked about the viewshed of the property to the north. Why is the orientation of the house being kept? Smith said that the orientation keeps the west corner out of the viewshed and keeps the house out of the drip line of a large pine they are trying to save.

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Postmus asked what the retaining wall construction would be. Smith said it would be sheet piles replacing an existing timber wall.

Mierle stated the paved portion of the road is not centered in the right of way, which means the road is a long way from the property line. He doesn't see any problems with the placement for the garage. Smith stated that the garage will allow for two cars to be parked on the property. They will also retain the gravel parking.

Ketchum noted that the new house has a significant increase in roof area. How is runoff to be handled? Smith stated that there will be a dry well with an overflow. MDEQ is indicating a preference for rain coming off the roof and being collected later, rather than using downspouts. He is working with MDEQ to design the system.

Postmus asked about the roof pitch. Smith stated it was shallow and varies across the structure. The lower pitch lowers the mass of the building and reduces the impact on the viewscape.

Noren opened the public hearing at 7:25pm. There were no comments. Motion by Noren, support by Mierle, to close the public hearing at 7:26pm. The motion carried unanimously.

Hill discussed the review criteria for the variances. Noren indicated the answers to the criteria were all yes.

Mierle moved, support by Postmus to approve the variance request by Jim and Nancy Peterson of 17685 North Shore Estate Road to construct a new single family home as presented as it meets 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. A building permit will not be issued until permits are received from the neighborhood association, MDEQ and Ottawa County.

A roll call vote was taken and the motion passed unanimously.

5. **Adjournment**

Noren moved to adjourn the meeting at 7:41 PM with support from Mierle. Motion passed unanimously.

Respectfully submitted,

Jack Ketchum, Vice Chair
Zoning Board of Appeals