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**SPRING LAKE TOWNSHIP  
ZONING BOARD OF APPEALS MINUTES  
MAY 26, 2016 – REGULAR MEETING**

Present: Jack Ketchum, Larry Mierle, Doug Noren, George Postmus, Dean Vanderstelt

Absent: None

Participants: Lukas Hill, Community Development Director, Tom TenCate (alternate)

**I. Call to Order**

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

**II. Approval of Minutes**

Noren moved to approve the minutes of the April 28, 2016 meeting as presented. Ketchum seconded the motion, which passed unanimously.

**III. Adopt Agenda**

Ketchum moved to adopt the agenda noting the previous agenda items, Scott and Schmidt, had officially withdrawn their applications. Mierle seconded the motion, which passed unanimously.

**IV. Gentry – Authorization Request – 17862 W. Spring Lake Rd.**

Jamie Kolsh and Sandi Gentry were present and stated that they revised their plan by reducing the height and area of the accessory building. Kolsh stated that the footprint of the proposed accessory building was 952 square feet at the foundation, not 960 square feet as noted in Hill's report. Kolsh stated that he felt this request was complying with the spirit of the ordinance as the maximum amount of accessory building area is 960 square feet for his lot, but that he would still like to retain the 12' x 28' shed on the property as he felt the two structures were acceptable on the large lot. Kolsh stated he felt the one foot eaves on the proposed building were not obtrusive and should not be counted in the square footage. Hill explained why the eaves have historically been counted in the total square footage of an accessory building.

Noren re-opened the public hearing for comments. George Bennett, 17868 W. Spring Lake Road, stated that he felt the changes were acceptable to him now that the size and height were reduced. Ketchum asked if the letter he recently wrote in opposition to the application was now invalid. Bennett stated that it was now invalid and that he supported the application with the new revisions. Noren moved to close the public hearing, Ketchum supported, and the motion was passed unanimously.

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Mierle stated that he was concerned about the subjectivity of the authorization language. He further stated that he was concerned about location of the building and that, over time, additional items will be stored in the building likely causing the boat trailers to be stored outside again. Gentry stated that it her intent to keep the property tidy and expressed to the ZBA that her request was not unreasonable based on the reductions and attempt to meet the intent of the ordinance. Gentry and Kolsh explained that the many other properties in the area have detached accessory buildings in the vicinity as well. Postmus expressed his concern that the neighbors mostly objected to the application and that new notices were not sent to the neighbors. Postmus also clarified that the area calculations in Hill's memo was inaccurate and provided new calculations for the ZBA to consider. Ketchum asked if one of the neighbors in the audience, Sharon Bedford, had any concerns with the new proposal. Bedford stated that she is concerned about how the building may affect her property values and that she is ok with the trailers sitting outside. George Bennett stated again that he is ok with the changes and that you can barely tell that their existing shed is there.

The ZBA discussed that the applicant could have their 952 square foot building as proposed if they removed the shed. Vanderstelt stated it would not require approval by the ZBA then. Vanderstelt continued that he felt the zoning ordinance was based on the Master Plan and that the requirements in Section 306, K, were logical and supported the intent of the Master Plan and residential district zoning districts.

Hill read aloud the review criteria in Section 306, F, and in Section 902. Hill stated that an approval, approval with conditions, or a denial should be based on one or more the criteria just read.

Postmus explained that he likes the parameters of the zoning ordinance and expressed concerns about the negative comments from the neighbors. Vanderstelt stated that the applicant could have what they want, but would just have to remove the existing shed, which was more in line with the intent of the zoning ordinance.

Motion by Vanderstelt to deny the application made by Sandy Gentry at 17862 W. Spring Lake Road to exceed the 960 square feet maximum as the applicant has not presented compelling reasons to exceed the permitted square footage in Section 306, K of the zoning ordinance, with support by Ketchum. The motion passed unanimously per roll call vote.

## **V. Adjournment**

Mierle moved to adjourn the meeting at 8:23 p.m. with support from Noren. The motion passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary  
Zoning Board of Appeals