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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
DECEMBER 7, 2017 – REGULAR MEETING**

Present: Jack Ketchum, Larry Mierle, Doug Noren, Tom TenCate, Rachel Terpstra
Absent: George Postmus
Participants: Lukas Hill, Community Development Director

I. Call to Order

The meeting was called to order by Noren at 7:05 p.m.

II. Approval of Minutes

Ketchum moved to approve the minutes of the October 26, 2017 meeting as presented. TenCate seconded the motion, which passed unanimously.

III. Adopt Agenda

Ketchum moved to adopt the agenda with the addition of VII Report on Applicants. Mierle seconded the motion, which passed unanimously.

IV. Bricker– Waterfront Setback Authorization – 15765 Vine

Jason Bricker presented the request. The setback required by the current ordinance is about 135 feet. That would put the width of the pie-shaped lot at about 78 feet at the waterfront side of the house. The current setback is 69 feet, and the applicant would like to keep this setback.

Mike and Ellen Sepeshy, 15769 Vine, the neighbors to the south, sent a letter stating they have no problem with the request.

The Brickers stated they would like to center the house on the lot, so the side setbacks on both sides would be 10 feet. They are not requesting a variance on the side setback. This will move the house away from the house to the north, where the current setback is only about four feet.

Mierle asked if they had a footprint for the house they are planning to build. Bricker stated that they were told by the builders to get a determination on the building envelope and then have the house designed to fit that envelope.

Ketchum stated he believes the current house is very far forward.

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Hill stated that if a line is drawn from the closest lakeside corners of the houses adjacent to this lot the setback would be 111 feet.

TenCate asked how big the house would be. Bricker stated it would be about 3000 square feet with a 3-stall garage.

Bricker stated that leaving the house at the current setback will leave the north neighbor's view at what it currently is, and by centering the house it will correct the north side setback.

The public hearing was opened at 7:25pm.

Burl Newbill, 15761 Vine, the neighbor to the north, is opposing the setback request. He stated there are no unusual circumstances that would require a variance. Mierle stated that the Brickers are requesting a 10-foot side yard setback. Newbill stated that he would satisfy him, as that will move the house away from his house.

Dave Eagin, 15745 Vine, asked about the different waterfront setbacks being discussed. Hill stated that applying the method in the ordinance would give a setback of 132 feet, but that drawing a line between the neighboring houses would give a setback of 111 feet.

Motion by Noren, support by Ketchum, to close the public hearing at 7:28pm. The motion passed unanimously.

Commissioners reviewed the criteria from Section 356 related to a Waterfront Setback Determination.

Motion by Ketchum, support by TenCate, to approve the Bricker waterfront setback authorization for 15765 Vine at 100 feet as measured from the 582 elevation contour, as the application meets all criteria in Section 356 C of the Zoning Ordinance, with the following conditions:

- a. The north and south side yard setbacks will be at 10 feet.
- b. The applicant complies with all written representations to the Township, and all verbal representations as reflected in these minutes.

A roll call vote was taken. The motion passed unanimously.

V. Kunz – Front Yard Variance – 15911 Railroad Ave

Vickie Kunz presented the request for an addition to their house. They would like to build a 14x18 foot 4-season room. Their house is on a corner lot, so they have two front yards. Their current setback on Railroad Ave is 22 feet, and that would not change. Their current setback on Esther Ave is 36 feet, but they would like to reduce that to 22 feet. There are no trees on their lot that would be removed, and they will have about 38% lot coverage after the addition, which meets the ordinance requirements. Their addition will not interfere with visibility on the corner. Many of the houses on Esther Ave have a smaller setback than what is being requested.

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Carrie Brown, 17169 Esther Ave, sent a letter indicating she does not object to the addition.

Noren stated that the requested setback will have the house nearly line up with the house to the north.

Ketchum stated that even if the variance is granted, this house will have a larger setback than their neighbors.

The public hearing was opened at 7:55pm. There were no comments. Motion by Noren, support by Ketchum, to close the public hearing at 7:56pm. The motion passed unanimously.

Commissioners reviewed the criteria for a dimension variance.

Motion by Mierle, support by Noren, to approve the Kunz Front Yard variance requests at 15911 Railroad to reduce the western Front Yard setback to 22.1 feet and the southern Front Yard setback to 21.5 feet as depicted on the provided site plan as this determination meets all criteria in Section 112, I, 1 of the Zoning Ordinance with the following conditions:

1. The applicant complies with all written representations to the Township, and all verbal representations as reflected in these minutes.
2. The applicant must comply with the proposed site plan that indicates a sun room and deck area. The deck area must remain open without walls.

A roll call vote was taken. The motion passed unanimously.

VI. Adoption of 2018 Meeting Dates

Motion by Ketchum, support by Mierle, to approve the 2018 meeting dates as presented. The motion passed unanimously.

VII. Report on Applicants

Commissioners received updates on previous applicants.

VIII. Adjournment

Noren moved to adjourn the meeting at 8:08pm with support from Ketchum. With a unanimous vote, the motion passed.

Respectfully submitted,

Jack Ketchum, Secretary
Zoning Board of Appeals