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**SPRING LAKE TOWNSHIP  
ZONING BOARD OF APPEALS MINUTES  
JANUARY 24, 2019 – REGULAR MEETING  
BARBER SCHOOL, 102 W EXCHANGE, SPRING LAKE MI**

Present: Ellen delaRosa-Pearn, Larry Mierle, George Postmus, Tom TenCate, Rachel Terpstra  
Absent: Jack Ketchum  
Participant: Lukas Hill, Community Development Director

**I. Call to Order**

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

**II. Approval of Minutes**

Mierle moved to approve the minutes of the December 6, 2018 meeting as presented. Terpstra seconded the motion, which passed unanimously.

**III. Adopt Agenda**

Terpstra moved to adopt the agenda as presented. DelaRosa-Pearn seconded the motion, which passed unanimously.

**IV. Public Comment**

A time for public comment was provided. There were no comments.

**V. Purvis – Accessory Building Authorization – 15840 148<sup>th</sup> Ave**

Matt Purvis presented his accessory building authorization request. His property is 5.6 acres. He is planning to build a home there and wants a 40x60 accessory building, which will look like the house. The maximum area for accessory buildings on this lot is 2400 square feet, but the maximum building size is 1600 square feet. Purvis would prefer to have only one accessory building, rather than two. The building height will be less than 25 feet, and the building will be about 500 feet off the road.

Postmus asked if the barn will be built first, and then the house. Purvis stated that he prefers to build the barn first so he can use it to store materials for the house construction, but that the house will be started fairly quickly.

Mierle stated that he owns property in the area which is near the 300-foot notice area but not within the notice area.

Mierle asked about the driveway crossing the wetland area. Purvis stated that he is working with MDEQ to reflag the wetlands, and that the driveway has been reflagged. He stated he already has a driveway permit and a pond permit from MDEQ.

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Terpstra asked about the height of the house. Purvis stated that the house will be built at ground level and will be 25 to 27 feet tall.

Postmus asked about the timing for the construction. Purvis stated that he hopes to begin by the end of March.

The public hearing was opened at 7:14pm. There were not comments. Motion by Terpstra, support by Mierle, to close the public hearing at 7:15pm. The motion was approved unanimously.

Commissioners reviewed the criteria for accessory building authorizations per Section 306 F of the Zoning Ordinance.

Motion by Terpstra, support by delaRosa-Pearn, to approve the Purvis accessory building authorization request at 15840 148<sup>th</sup> Ave to construct 2,400 square feet of accessory building as presented as the application meets all criteria in Section 306 F, of the Zoning Ordinance with the following conditions:

- a. The applicant complies with all written representations to the Township, and all verbal representations as reflected in these minutes.
- b. The applicant places the property into a restrictive covenant prohibiting any future land divisions while the accessory building is present on the subject property.
- c. The construction of the house shall begin within six months of the start of construction of the accessory building.

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

#### **VI. Keeton – Waterfront Accessory Building Authorization – 18791 N Fruitport Rd**

Greg and Mary Keeton presented their request for an accessory building at the waterfront. They have 83 steps to the water, where they currently have a deck. The accessory building will be built below the existing 12x24 deck, which will be replaced with a rooftop deck. The building will be painted or sided to look like the house

Joel Baker, builder, stated that the current deck is about nine feet off the ground. The existing stairs will land at the roof of this structure.

DelaRosa-Pearn asked if there will be a flat roof, and if it will handle the snow load. Baker stated that there will be a slight slope to the roof, and that the joists will be more than sufficient to handle the snow load.

DelaRosa-Pearn asked if the deck midway down the hill would look like the new deck, for example the railings would match. Greg Keeton stated they would match.

DelaRosa-Pearn asked if the stairs would be changed. Greg Keeton stated that the current stairs follow the hill. Baker stated the stairs meet code and there is no plan to change them.

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TenCate asked if there is electric available. Greg Keeton stated that there will be electric in the building, but no other utilities.

The public hearing was opened at 7:37pm. There were no comments. Motion by Terpstra, support by delaRosa-Pearn, to close the public hearing at 7:38pm. The motion passed unanimously.

Motion by delaRosa-Pearn, support by Terpstra, to approve the Keeton request at 18791 N. Fruitport to construct a 12' x 24' waterfront accessory building as presented with the following conditions:

- a. The applicant complies with all written representations to the Township, and all verbal representations as reflected in these minutes.
- b. The accessory building will be built to the specifications in the application.
- c. The deck midway down the hill will match the new deck, especially the railings.

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

## **VII. Adjournment**

Mierle moved to adjourn the meeting at 7:40pm with support from Terpstra. With a unanimous vote, the motion passed.

Respectfully submitted,

George Postmus, Secretary  
Zoning Board of Appeals