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**SPRING LAKE TOWNSHIP  
ZONING BOARD OF APPEALS MINUTES  
MAY 23, 2019 – REGULAR MEETING  
BARBER SCHOOL, 102 W EXCHANGE, SPRING LAKE MI**

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

**I. Call to Order**

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

**II. Approval of Minutes**

TenCate moved to approve the minutes of the April 25, 2019 meeting as presented. Terpstra seconded the motion, which passed unanimously.

**III. Adopt Agenda**

Terpstra moved to adopt the agenda with the addition of VIII Commissioner Comments. Postmus seconded the motion, which passed unanimously.

**IV. Public Comment**

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

**V. Szotko – Accessory Building Authorization – 18725 N Fruitport Road**

Robert Szotko presented his revised request for an accessory building that is larger and taller than allowed by right. Based on feedback from Commissioners, the size of the building has been reduced to 30 feet by 42 feet, or 1260 square feet. The wall height has been reduced to 12 feet, and the doors on the front will be 10 feet by 10 feet. An additional garage door was added to the back to allow for pass-through.

Ketchum asked about landscaping. Szotko stated he was planning to add arborvitae to screen the building.

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Ketchum asked about the amount of fill, including the maximum amount of fill that would be added. Szotko stated that he would like to raise the building to road level, and could commit to no more than 18 inches of fill.

Ketchum asked if the neighbors had been contacted. Szotko stated he talked to the neighbors and they didn't have problems with his plans.

Terpstra asked if the building would look like the submitted illustration, regardless of whether the building is stick-built or a pole barn. Szotko stated that the plan is to have the building look like the drawing, with the lower part to be siding that looks like the house.

TenCate discussed using trusses to lower the necessary height of side walls. Szotko stated that he would investigate trusses to make the side walls shorter, as long as he can still fit the 10-foot garage door.

Ketchum requested a summary of the changes that Szotko and Commissioners had discussed. Szotko stated that he would lower the sidewall height to 11 feet; use a maximum of 18 inches of fill, but that he would use as little fill as possible; include a variety of plantings to screen the building, with a minimum of 10 plants installed. The building will have electricity, may have gas, and will probably not have water. There will be a hard surface, probably asphalt, for the driveway and there will be some walkways around the building.

Commissioners reviewed the criteria for authorization.

Motion by Terpstra, support by delaRosa-Pearn, to approve the Szotko request at 18725 N. Fruitport Road to construct 1,260 square feet of accessory building with an overall height of 19' and a sidewall height of 11 feet as presented as the application meets all criteria in Section 306, F, of the Zoning Ordinance with the following conditions:

- a. There will be a variety of plant types and sizes, with a minimum of ten plants as indicated on the application.
- b. There will be a maximum of 18 inches of fill.
- c. The applicant will comply with all written and verbal representations.

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

## **VI. Bond – Accessory Building Authorization – 18020 W Spring Lake Road**

Postmus recused himself from this matter because he is a neighbor of this property.

Randall Bond presented his request for a detached garage that would be taller than allowed by right. The house is an unusual architectural style, and he would like the garage to match the house. This would require the front wall to be 17 feet tall, and the rear wall to be 13 feet tall. There will be 4-foot overhangs. The roof will be flat on the slope created by the front and rear walls. Electricity will be added to the garage at a later time.

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Ketchum asked if the neighbors had been informed of the plans. Bond stated that the neighbor to the north agreed to the garage, and that he had also discussed the plans with Postmus.

TenCate asked about the 17-foot height. Bond stated that it would match the height of the house.

DelaRosa-Pearn asked if the brick would match the house. Bond stated that the match will be as close as possible. They will try to match the color to the house, but will repaint the house to match the garage if necessary.

Ketchum asked about landscaping. Bond stated that they have constructed berms and started planting bushes. They plan to move additional plants to the berms. Ketchum stated he would like more plants behind the garage. Bond stated he would add more arborvitae to match the existing plants.

Ketchum asked about runoff from the roof, as the proposed location is near the lot line. Bond stated he will install rocks to disperse the runoff. Hill suggested that Bond work to do whatever possible to keep the runoff from creating a nuisance for the neighbor.

The public hearing was opened at 7:51pm.

George Postmus, 16255 Dawnview, stated that it is critical to match the existing building, and that this is an excellent concept. He suggested a catch basin behind the building for stormwater.

Motion by TenCate, support by Terpstra, to close the public hearing at 7:53pm. The motion was approved unanimously.

Commissioners reviewed the criteria for authorization.

Motion by delaRosa-Pearn, support by Terpstra, to approve the Bond request at 18020 W. Spring Lake Road to construct an accessory building with a sidewall height of 17 feet in the front and 13 feet in the back as presented as the application meets all criteria in Section 306, F, of the Zoning Ordinance with the following conditions:

- a. Plantings will be included behind the garage.
- b. Stormwater will be managed so that the runoff does not create a nuisance for the neighbors.
- c. The applicant will comply with all written and verbal representations.

A roll call vote was taken. The motion was approved unanimously (Postmus recused).

## **VII. Klingel – Accessory Building Authorization – 18126 Lovell Road**

Derrick Schabbel, builder, represented Brian Klingel. Schabbel is not involved with the shed construction, but is building the new house on the site. There is an existing shed that is very close to the property line. Klingel would like the shed to match the new house, with major improvements to make the shed more prominent. Klingel has replaced windows, trusses, and the overhead door. The shed will be painted and sided to be consistent with the house.

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DelaRosa-Pearn asked if there was any discussion with the neighbors. Hill stated that he did not receive any communications. Schabbel stated that Klingel had spoken to the neighbor.

Postmus asked about the drip line affecting the neighbor. Schabbel stated that drainage is toward this property.

Hill clarified that a zoning permit was granted for a portico portion to be added in a conforming manner to the existing shed. There was no discussion of a new roof or a 30-inch sidewall increase in the zoning permit application.

The public hearing was opened at 8:13pm. There were no comments. Motion by Terpstra, support by TenCate, to close the public hearing at 8:14pm. The motion was approved unanimously.

Motion by delaRosa-Pearn, support by Postmus, to approve the Klingel variance request at 18126 Lovell Road to expand an existing nonconforming structure as presented as the application meets all criteria in Section 112, I, 1, of the Zoning Ordinance with the following conditions:

- a. The applicant comply with all state, county and local laws.
- b. The applicant will comply with all written and verbal representations.
- c. No additional dimension changes are allowed, including overall height and sidewall height.
- d. The finish on the accessory building must match the house.
- e. Gutter must be installed on the back (south side) of the building to keep stormwater on the property.
- f. Any additional accessory building or structure on the property must be approved by the Zoning Board of Appeals.

A roll call vote was taken. With TenCate as the dissenting vote, the motion was approved.

#### **VIII. Commissioner Comments**

Commissioners discussed various properties in the Township that appear to be out of compliance with ordinances. Hill will follow up with the Code Enforcement Officer.

#### **IX. Adjournment**

TenCate moved to adjourn the meeting at 8:59pm with support from delaRosa-Pearn. With a unanimous vote, the motion passed.

Respectfully submitted,

George Postmus, Secretary  
Zoning Board of Appeals