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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
OCTOBER 22, 2015 – REGULAR MEETING**

Present: Jack Ketchum Larry Mierle, Doug Noren, George Postmus, Dean Vanderstelt.
Absent: Tom TenCate, alternate.
Participant: Lukas Hill, Community Development Director.

I. Call to Order

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

II. Approval of Minutes

Ketchum moved to approve the minutes of the September 24, 2015 meeting. Vanderstelt seconded the motion, which passed unanimously.

III. Adopt Agenda

Ketchum moved to adopt the agenda with the deletion of IV Reinhart, move Curran to IV and add V, ZBA 2016 Meeting Dates. Mierle seconded the motion, which passed unanimously.

IV. Reinhart – Accessory Building Authorization – 17890 W. Spring Lake Road

Removed from the agenda.

IV. Curran – Variance Request – 15731 Jennifer Lane

Colleen Curran presented her request for a lot on a private road with two front yards and two side yards. She has done many renovations to the house. The greenhouse is not functional as either a greenhouse or a garage. She would like to remove the greenhouse and add an attached garage. The two large trees will be maintained. She is requesting a 17-foot easement, which is larger than the existing 4-foot easement. She does not want to put the garage behind the house because the neighbors would prefer that the greenspace not be disrupted. She would like a 2-car garage which will match the house.

Postmus asked if there was an association. Curran stated there used to be, but it seems to have been disbanded.

Ketchum asked if there were any covenants attached to the deed. Curran stated there were none. Hill stated that the Township is not concerned with associations and covenants, and the owner is responsible for complying with any such restrictions.

Vanderstelt asked if any letters had been received from residents of Jennifer Lane. Hill stated that they were in the notice area, but no letters were received.

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Noren asked how a private road affects the setback. Hill stated there is an easement for the private road and all setbacks are based from the easement.

Ketchum asked which sides of the house are the front yards. Hill stated that the west and south sides were the front yards due to the road placement.

The public hearing was opened at 7:25pm. Motion by Mierle, support by Noren, to close the public hearing at 7:26pm. The motion was approved. It was noted that emails were received from:

Todd Folkert, 15637 Jennifer Lane, supporting the request.

Sean Davis, 15713 Littlefield, supporting the request.

Gerald and Corrie Witherell, 15700 Bittersweet Lane, supporting the request.

Kelly and Liz Boeve, 15750 Bittersweet Lane, supporting the request.

Dorothy Ortez, 15780 Bittersweet Lane, supporting the request.

The Board reviewed the criteria in Section 112I of the Zoning Ordinance.

Motion by Postmus, support by Ketchum, to approve the Curran variance request at 15731 Jennifer Lane to reduce the front yard setback to 17 feet as depicted on the site plan with the following conditions:

- a. The accessory building generally meets the criteria in Section 112I, of the Zoning Ordinance.
- b. The structure shall be built in compliance with the submitted site plan. An additional two feet may be added to the east side of the garage, if desired, without requiring further approval from the Zoning Board of Appeals.
- c. The applicant will comply with any other local, state, and federal laws.
- d. The applicant will comply with all verbal representations.

With a roll call vote, the motion passed unanimously.

V. ZBA 2016 Meeting Dates

Motion by Mierle, support by Noren, to approve the 2016 meeting dates as presented. The motion passed unanimously.

VII. Adjournment

Ketchum moved to adjourn the meeting at 7:52 p.m. with support from Mierle. The motion passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Zoning Board of Appeals