

DRAFT

**SPRING LAKE TOWNSHIP  
ZONING BOARD OF APPEALS MINUTES  
June 25, 2015 – REGULAR MEETING**

Present: Jack Ketchum, Larry Mierle, Doug Noren, George Postmus.

Absent: Dean Vanderstelt.

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 April 23, 2015 meeting. Noren seconded the motion, which passed unanimously.

**III. Adopt Agenda**

Ketchum moved to adopt the agenda as written. Mierle seconded the motion, which passed unanimously.

**IV. Vink Accessory Building, 18613 N. Fruitport Rd.**

Robert Vink presented his request. He has a 12x20-foot shed in what he considers his back yard, 43 feet from the road. He has since discovered that the Township considers his lot to have three front yards. He would like to leave the shed where it is.

Mierle asked when the shed was installed. Vink stated it was installed about a month previously. He stated he also has discovered he will need a building permit because the shed is over 200 square feet.

Ketchum asked about the permitting requirements for a shed. Hill stated that a zoning permit is always required, and a building permit is required for sheds over 200 square feet.

Ketchum pointed out that the shed has to be five feet off the property line. Vink stated he doesn't believe he has five feet to move the shed between the lot line and the driveway.

The public hearing was opened at 7:10pm. No public comments were offered. Mierle asked the neighbor in the audience who owns the vacant lot next to this property whether the shed would have a detrimental effect on the vacant lot. The neighbor said no, it wouldn't have a detrimental effect.

DRAFT

Vink noted that the lots in the area have deed restrictions stating that the house must face the private drive, and the garage must be on the side.

Motion by Noren, support by Ketchum, to close the public hearing at 7:14pm. The motion was approved.

Postmus asked whether Vink used the private drive or Willows more, because the shed might be a detriment to the neighbors. Vink stated the use was about equal, and the neighbors use his drive to take the children to the bus stop.

Ketchum stated that he doesn't see a hardship with moving the shed five feet off the property line. Mierle stated that moving it in the summer seems fine, but that closer to the driveway could cause a problem with snowplowing.

The Board reviewed the criteria in Section 306G for a front yard accessory building, and Section 112I for a dimension Variance.

Motion by Mierle, support by Ketchum, to approve the Vink Variance request to construct/keep a 12x20-foot accessory building in a front yard. The following conditions apply

- a. The accessory building shall be built in compliance with the submitted site plan.
- b. All necessary permits will be acquired.
- 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.

Motion by Mierle, support by Postmus, to grant a Variance to allow the shed to be placed three feet from the surveyed lot line.

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

#### **V. American House – Off Premise Sign Variance**

Jane Thompson, representing American House Lloyd's Bayou, stated that there is an existing Lloyd's Bayou sign, which the new owners would like to upgrade to their standard sign.

Hill stated that there is an easement from Orchard Market for the driveway and the sign. The Variance is to allow American House to remove the existing sign and build a new sign. Without the Variance, if the sign is removed it needs to be made conforming and could not be placed off-premise.

Mierle asked if the ZBA is the right place to hear the request. Hill stated that the standards for variances direct the requests to the ZBA. There is no record of any Planning Commission approval directly for the sign. If the Variance is granted, the sign will be considered

DRAFT

a legal sign and could be repaired if necessary. The sign configuration could change, but not the total square footage or the location.

The public hearing was opened at 7:44pm. There were no comments offered. Motion by Noren, support by Ketchum, to close the public hearing at 7:45pm. The motion was approved.

The Board reviewed the criteria in Section 112I for a Variance.

Motion by Ketchum, support by Noren, to approve the American House Variance request for an off-premise sign. The following conditions apply

- a. The applicant will comply with any other local, state, and federal laws.
- b. The applicant will comply with all verbal representations.
- c. The sign will not be any larger than the dimensions indicated on the drawing provided to the ZBA.

With a roll call vote, the motion passed unanimously.

**VI. Adjournment**

Mierle moved to adjourn the meeting at 7:55 pm with support from Ketchum. The motion passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary  
Zoning Board of Appeals