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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
APRIL 28, 2016 – REGULAR MEETING**

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

Noren moved to approve the minutes of the March 24, 2016 meeting as presented. TenCate seconded the motion, which passed unanimously.

III. Adopt Agenda

Ketchum moved to adopt the agenda with the addition of VII Discuss authorizations and variances. Mierle seconded the motion, which passed unanimously.

IV. Scott – Variance Request – 15811 Jennifer Lane

The Applicant has requested additional time to prepare drawings. Motion by Mierle, support by Postmus, to table the request. The motion passed unanimously.

V. Gentry – Authorization Request – 17862 W. Spring Lake Rd.

Jamie Kolsh was present and stated that they would need more time to provide information for their request. Motion by Mierle, support by TenCate, to table the application for additional information. The motion passed unanimously.

VI. Schmidt – Authorization Request – 15410 148th Ave.

Tim Schmidt presented his request for a 24x24 foot addition to his existing accessory building, to be used for storage. The addition will be located ten feet off the closest lot line, and it will look like the existing building.

Postmus asked if the addition would be heated. Schmidt stated that there was a gas space heater in the existing garage when he bought the home.

Mierle asked if the size requested was the building footprint or if it included the eaves. Schmidt stated that is was the building footprint.

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Ketchum asked how the door proposed on the east side of the building will be accessed. Schmidt stated that he planned to make the whole floor of the addition and a path to the door out of crushed asphalt. He does not intend to install a driveway.

Ketchum stated that he was concerned about the size of the addition in relation to the size of the house and the lot.

The public hearing was opened at 7:14pm. A letter from John and Jill Conroy, 14799 Timber Ct. was read. They have no objection to the proposed building.

Motion by Noren, support by Ketchum to close the public hearing at 7:15pm. The motion passed unanimously.

Ketchum asked if the accessory building was consistent with the Master Plan. Hill stated it is, because it is a residential use.

Motion by Ketchum, support by Mierle, to table the application for additional information. The motion passed unanimously.

VII. Discussion of Authorizations and Variances

Mierle requested a discussion of the differences between authorizations and variances. He believes that authorizations are very subjective, and is concerned about inconsistent application of approvals.

Hill stated that a variance requires an applicant to prove a hardship. An authorization does not require a hardship, and allows for larger accessory buildings on large lots where they make sense. Authorizations are referenced in Section 306F, which refers to Section 902, Special Land Use. This gives some direction on decision making for authorizations.

After discussion, the Board directed Hill to gather more information on this issue and bring it to a future meeting.

VIII. Adjournment

Mierle moved to adjourn the meeting at 8:23 p.m. with support from Noren. The motion passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Zoning Board of Appeals