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**SPRING LAKE TOWNSHIP
ZONING BOARD OF APPEALS MINUTES
APRIL 22, 2021 – REGULAR MEETING**

Present: Ellen delaRosa-Pearn, Jack Ketchum, Larry Mierle, George Postmus, Tom TenCate,
Rachel Terpstra
Absent: None
Participants: Lukas Hill, Community Development Director

Pursuant to PA254 of 2020 and the Ottawa County Emergency Order, the Township of Spring Lake Zoning Board of Appeals conducted its business via conference call to mitigate the spread of COVID-19. Members of the public were encouraged to dial in to this meeting. Members of the public were not required to register or otherwise provide information to attend.

I. Call to Order

The meeting was called to order by Ketchum at 7:02 p.m.

II. Approval of Minutes

Motion by Mierle, support by TenCate, to approve the minutes of the February 25, 2021 meeting as presented. A roll call vote was taken and the motion passed unanimously.

III. Adopt Agenda

Motion by TenCate, support by Terpstra, to adopt the agenda as written. A roll call vote was taken and the motion passed unanimously.

IV. Public Comment

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

V. Rose – Accessory Building Authorization – 15016 Hickory Street

Mike Rose presented his request for an accessory building on the southwest side of his property, behind his house. The request is for a 30x50 foot building with 12-foot side walls. The building will not be visible from the street or from the neighbors. He wants the building for vehicle storage. The building will match the house. They are planning to re-side the house and the buildings will match at that point.

Postmus asked about access to the building, and if the driveway is going to be extended. Rose stated they are not going to install a driveway at this point. They may add turf stone in the future. Access will be around the fire pit area.

Postmus asked why such a large building was requested. Rose stated that he wants to store vehicles. He is currently renting a storage area. Also, the 50-foot length was chosen so his daughter can practice pitching. Angela Rose stated that these are collector cars that are not driven every day.

Mierle asked about the side wall height. Rose stated that the neighbors have buildings with taller walls. Angela Rose stated that the house is tall and the accessory building will look better if it is taller. The overall height of the building meets the ordinance requirement.

Postmus asked about drainage, and whether drain tiles would be installed out to the ditch. Rose stated that everything from the middle of the back yard goes south. The rest goes north to a drain

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which leads to the drainage ditch. The pond in the back is on his property. Addition of drain tiles is not planned.

TenCate asked about locating the building further back on the parcel. Rose stated that the building would be more visible if it was moved back. He also prefers to have it closer to the house to be more accessible, and the back of the parcel is kept more natural. Moving the building back would move it closer to the Smith residence.

Terpstra asked if there was a compelling reason for the additional height. Rose stated that the higher walls would allow cars to be stacked.

Ketchum asked if a restrictive covenant restricting land divisions would be necessary. Rose stated that the property is very narrow at the front, and the back is probably not buildable due to wetlands.

Ketchum asked if there were other accessory buildings on the property. Rose stated there are no other buildings.

Ketchum asked about plans for landscaping on the road side of the building. Rose stated there was nothing planned. He does plan to put plants on the existing berm, which is between the building and the road.

Mierle stated that he has a concern about the color. Rose stated that after the siding is replaced on the house, it will be black with cedar highlights. At that point the building and the house will match.

The public hearing was opened at 7:31pm.

A letter from Michael and Bonnie Glomb, 15012 Hickory was received. They have no objection to the building.

A letter from Ed and Debbie Wierenga, 15010 Hickory was received. They are concerned about the distance the building will be from the lot line and how drainage will be affected. They are also concerned that a business will be run out of the building.

Motion by TenCate, support by Terpstra, to close the public hearing at 7:34pm. A roll call vote was taken and the motion passed unanimously.

Ketchum asked how runoff will be handled. Rose stated that the land naturally slopes to the south and west. TenCate noted that per the application, the water will run to the front of the house.

TenCate asked how far it would be from the building corner to the neighboring house. Rose stated it would be 200 to 300 feet.

Ketchum noted that there are two requests, the size of the building and the height of the building. The items will be discussed separately.

TenCate asked how to ensure the house matches the building. Angela Rose stated that they have been working on the siding since October and hope to get the siding done in the next year or so.

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Rose stated they could make the building match the current siding and then could paint it when the siding is changed.

Commissioners reviewed the criteria for the size of the accessory building.

Motion by Postmus, support by Terpstra, to approve the authorization as presented for a 30x50 foot accessory building at 15016 Hickory St. as the application meets all of the criteria in Section 306, F, with the following conditions:

- a. The applicant will comply with any other local, state, and federal laws.
- b. The applicant will comply with all verbal representations.
- c. The siding on the house will be changed to match the accessory building within two years, with a possible one-year extension.

A roll call vote was taken and the motion passed unanimously.

Commissioners then discussed the height of the building.

Mierle asked about the construction of the building. Rose stated it would be steel with 6x6 purlins and a metal roof. The board and batten on the house will match the vertical lines of the steel.

Motion by TenCate, support by Mierle, to approve the authorization as presented for 12-foot side walls at 15016 Hickory St. at the application meets all of the criteria in Section 306, F, with the following conditions:

- a. The applicant will comply with any other local, state, and federal laws.
- b. The applicant will comply with all verbal representations.
- c. The building and the house will be visually compatible regarding color, with the siding on the house to be changed to match the accessory building within two years, with a possible one-year extension.

A roll call vote was taken. With Postmus as the only negative vote, the motion passed.

VI. Lidbeck – Accessory Building Authorization – 18585 144th Avenue

Hill stated that he discussed the zoning text amendment ordinance related to accessory buildings in the front yard of a flag lot with the Township attorney. The ordinance goes into effect on April 24, 2021. Therefore, an additional condition of approval would be necessary, stating that the law must be adopted and come into effect on April 24.

Kevin Lidbeck stated he is in the process of building a house on 144th Avenue. The lot is a six-acre flag lot. The lot does not open up until 440 feet from the road. The house will be about 750 feet from the road. There is a natural opening for a building along the driveway, and that is where he is proposing to put the accessory building. Also, the building will be able to share the driveway with the house. It is wooded between the accessory building and adjacent properties. The closest house is about 400 feet from the building. The allowable size for an accessory building is 1600 square feet. He is proposing a 36x36 enclosed building with a 12-foot lean-to off the side, for a total of 1728 square feet. He would like the extra space on the outside for storage of items like firewood.

Mierle asked if the accessory building and house will be similar. Lidbeck stated it will be a steel building, but it will be a neutral color to coordinate with the house. It will have a steel roof.

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Postmus asked the height of the building. Lidbeck stated there would be 14-foot sidewalls and an overall height of 20 feet, both of which meet the ordinance requirements.

The public hearing was opened at 8:15pm. There were no comments. Motion by Mierle, support by TenCate to close the public hearing at 8:16pm. A roll call vote was taken and the motion passed unanimously.

Ketchum asked about landscaping plans. Postmus stated that a large building with 14-foot sidewalls should have plantings. Lidbeck stated that there are woods on two sides of the building. TenCate stated that the building is back in the woods and is not easy to see.

Commissioners reviewed Section 306 G of the zoning ordinance related to an accessory building in the front yard of a flag lot.

Motion by Postmus, support by Terpstra, to approve the authorization as presented for the accessory building location at 18525 144th Ave as the application meets all of the criteria in Section 306, G, with the following conditions:

- a. The applicant will comply with any other local, state, and federal laws.
- b. The applicant will comply with all verbal representations.
- c. The approval will go into effect when the ordinance goes into effect.

A roll call vote was taken and the motion passed unanimously.

TenCate asked which side of the building would have the lean-to. Lidbeck stated that it would be the east side. TenCate noted that was the side that faces the neighbor.

Ketchum confirmed that the accessory building will look similar to the house. Lidbeck stated that the building color will be chosen to coordinate with the house siding so the buildings look similar.

Commissioners reviewed Section 306 F of the zoning ordinance related to accessory buildings larger than allowed by right.

Motion by Terpstra, support by TenCate, to approve the authorization as presented for a 1728 square foot accessory building at 18525 144th Ave as the application meets all of the criteria in Section 306, F, with the following conditions:

- a. The applicant will comply with any other local, state, and federal laws.
- b. The applicant will comply with all verbal representations.

A roll call vote was taken and the motion passed unanimously.

VII. Slater – Accessory Building Authorization – 15815 144th Avenue

TenCate recused himself due to his employment by Slater. DelaRosa-Pearn was an active participant on this item.

Wade Slater presented his requires to build an accessory building that conforms to the allowed size, but that will be in the front yard of a flag lot. There is only one place where he can put the building without impacting the flow of water across his property. The building will be 500 feet from the road. It will be a stick-built building with vinyl siding. Decorative stone will be added to the front of the building, and there will be windows on the sides.

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Ketchum asked about the height of the side walls. Slater stated that they will be 16 feet, which is allowed by right.

Ketchum asked if the neighbor was concerned about the building. Slater stated that he talked to the neighbor and there is no problem. The red pines that are dying will be removed and he will work with the neighbor on plantings to help screen the building. He stated he included windows to help break up the appearance of the walls.

Postmus asked if this will be conventional construction. Slater stated it will be, with a cement floor, 2x6 construction and standard shingles. It will match the house.

Ketchum asked about utilities to the building. Slater stated that the building will have water, electricity and natural gas.

The public hearing was opened at 8:46pm.

Tom TenCate stated that he had concerns about the location, but after talking to both neighbors he no longer has a concern. He agrees Slater is trying to keep the water runoff contained. The building looks good.

Ketchum asked how runoff would be controlled. Slater stated there is a low area behind the building. He will add gutters to the building and direct them toward the low area.

Motion by Terpstra, support by delaRosa-Pearn, to close the public hearing at 8:49pm. A roll call vote was taken and the motion passed unanimously.

Commissioners reviewed Section 306 G of the zoning ordinance related to an accessory building in the front yard of a flag lot.

Motion by Terpstra, support by delaRosa-Pearn, to approve the authorization as presented for the accessory building location at 15815 144th Ave as the application meets all of the criteria in Section 306, G, with the following conditions:

- a. The applicant will comply with any other local, state, and federal laws.
- b. The applicant will comply with all verbal representations.
- c. The approval will go into effect when the ordinance goes into effect.

A roll call vote was taken and the motion passed unanimously.

VIII. Adjournment

Motion by TenCate, support by Terpstra, to adjourn the meeting at 8:53pm. The motion passed unanimously.

Respectfully submitted,

George Postmus, Secretary
Zoning Board of Appeals