

PROPOSED MINUTES
LAKETOWN TOWNSHIP
ZONING BOARD OF APPEALS
4338 BEELINE ROAD
ALLEGAN COUNTY
HOLLAND, MI 49423
(616) 335-3050

February 28, 2018

ARTICLE I. CALL TO ORDER

Chairman David Weishaar called the regular monthly Zoning Board of Appeals meeting to order at 7:00 P.M.

MEMBERS PRESENT: David Weishaar, Jim Johnson, Marcia Perry,
Casey Kimes, Ed Stielstra
MEMBERS ABSENT: Carl Blauwkamp, Richard Swanson
STAFF PRESENT: Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Zoning Board of Appeals members reviewed the minutes of the January 24, 2018 meeting. **A motion was made by Stielstra and seconded by Johnson to approve the minutes with correction of spelling the name from Barrett to Berrodin under the public hearing section for the Popp variance request. Chair Weishaar called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED.**

ARTICLE III. OLD BUSINESS

A. POPP VARIANCE REQUEST

Bryan and Toanh Popp, owners or agents of property located at 2219 Griswold Avenue, that being tax parcel #0311-340-178-00, request a variance from section 38-242 of the zoning code. This section requires certain minimum setbacks from a lot line. Popp would like to construct an addition and deck on their existing cottage that would have less than the required minimum setbacks.

Adriana Peterson, environmentalist is working with Chuck Posthumus of Posthumus Architects P.L.L.C. to obtain the DEQ permit. Jeff Burke, builder represented Popp and explained the updated house drawing submitted to the board. The upper part of the addition has been removed and two feet have been added to the north and a 12 foot deck is now seven feet from the property line. Burke explained the obstructing portion of the proposed construction has been removed in agreement with the neighbors. Perry explained concern over continuing to add to the fire and emergency access issues

in the Mac Hills. Kimes asked if there are guidelines for granting variances in this neighborhood and Weishaar stated he is not aware of any. Stielstra commented that a seven foot setback in this area is acceptable in this area. Johnson asked if there is any expansion to the south and Burke said there is not.

A letter of support was received from Frank and Cheryl Berrodin.

Weishaar summarized the request at 2435 Griswold for an addition to the house within the guidelines however the open deck will come within 7 foot of the property line which is less than the required minimum setback. The applicant worked with the neighbors to compromise the construction to reduce view obstruction.

Following discussion, **a motion was made by Johnson and seconded by Stielstra to approve the Popp Variance Request with a seven foot setback from the edge of the deck to property line and 19 feet for the addition to the north edge of the addition of the lot line and contingent on DEQ permit approval finding the standards and requirements stated in Section 38.242 have been met, in compliance with the application and compliance with all federal, state, county and township laws and ordinances and the verbal representation provided at this meeting and in the minutes. Chair Weishaar called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. NEW BUSINESS - None

ARTICLE V. CITIZENS COMMENTS - None

ARTICLE VI. ADJOURNMENT

A motion was made by Weishaar and seconded by Stielstra to adjourn the meeting at 7:30 P.M. Chairman Weishaar called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED