

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

May 22, 2019

ARTICLE I. CALL TO ORDER

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

MEMBERS PRESENT: David Weishaar, Marcia Perry, Jim Delaney,
Casey Kimes, Ed Stielstra
MEMBERS ABSENT: Richard Swanson
STAFF PRESENT: Al Meshkin – Township Manager
Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Zoning Board of Appeals members reviewed the minutes of the March 27, 2019 meeting. **A motion was made by Stielstra and seconded by Kimes to approve the minutes as written. Chair Weishaar called for a vote on the motion. UNANIMOUS DECISION - MOTION APPROVED**

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. ALDRINK VARIANCE REQUEST

Mr. Larry Aldrink, owner or agent of property located at 4696 Indianapolis Avenue, Holland, MI 49423, that being tax parcel #0311-120-066-00 requests a variance from section 38-242(1) of the zoning code. This section requires a minimum 40' front yard setback. Mr. Aldrink would like to construct a carport on this parcel with less than the required minimum front yard setback.

Mr. Larry Aldrink explained this is their primary residence and he and his wife would like to construct a carport that would cover two cars. Kimes clarified the front setback is less than one foot. Weishaar asked if the roof will hang over the road and Aldrink said it will not. Weishaar asked if the structure will have additional sides to it and Aldrink said the support for the roof is way inside of the structure.

Stielstra asked if the retaining wall is on Aldrink's property. Meshkin said that retaining walls can be within the setback. Weishaar asked if the proposed roof could be shorter and Aldrink said he could but the cars will have to be backed in and with the necessary space for the elevator it is not ideal. Kimes confirmed the height of the roof is below the height of the house. Kimes asked if there are concerns of the neighbors and Aldrink said there is not that he is aware of. Perry asked about the traffic in the area and Aldrink said there is very little with only two other homes in the cul-de-sac south of his home. Meshkin confirmed the township requires two off street parking spaces per parcel. Aldrink provided a photo of a neighbor's porch overhang on the road.

Weishaar opened the public hearing. No comments.

A motion was made by Perry and seconded by Stielstra to close the public hearing. Weishaar called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED.

Weishaar asked for any further discussion. Perry suggested reviewing the factors of the standards and Weishaar did so. There was discussion regarding the least amount of variance to meet the needs of the request. Meshkin confirmed the roof line runs in alignment with the line of the home. The height of the roof is 18 feet to the ridgeline and the southeast corner of the roof is approximately 14 feet.

Kimes stated that most criteria of the standards with the exception of number 5 are met Kimes feels a shorter roof line would be aesthetically better. Perry asked if it is a public or private road and if it is public, there can be no obstruction. Meshkin said it is a private road and the neighbors have the right to use it but not the general public. Perry is concerned with how close the roof line is to the road.

Following discussion, **a motion was made by Stielstra to approve the Aldrink variance request from section 38-242(1) of the zoning ordinance requiring compliance with the site plan submitted, in compliance with the application; compliance with all federal, state, county and township laws and ordinances and the verbal representation provided at this meeting. There was no second to the motion.**

Following discussion, **a motion was made by Kimes and seconded by Delaney to approve the Aldrink variance request from section 38-242(1) of the zoning ordinance requiring the roof size be 23 feet and not the requested 25 feet, compliance with the site plan submitted, compliance with the application; compliance with all federal, state, county and township laws and ordinances and the verbal representation provided at this meeting. Weishaar called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CITIZENS COMMENTS – No comments

ARTICLE VI. ADJOURNMENT

A motion was made by Perry and seconded by Delaney to adjourn the meeting at 7:36pm. Weishaar called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED