

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

June 24, 2020

ARTICLE I: CALL TO ORDER

Chair Casey Kimes called the regular monthly Zoning Board of Appeals meeting to order at 7:00 p.m.

MEMBERS PRESENT: Richard Swanson, Casey Kimes, Jim Delaney,
Ed Stielstra, Marcia Perry (via ZOOM)

STAFF PRESENT: Al Meshkin – Manager; Jim Hayden – Recording Secretary

ARTICLE II: APPROVAL OF MINUTES

Motion by Swanson, second by Delaney, to approve the minutes of the January 22, 2020, minutes as written. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED

ARTICLE III: OLD BUSINESS – None

ARTICLE IV: NEW BUSINESS

a. JANNOTTA PEARSALL VARIANCE REQUEST

Edgar Jannotta and Erika Pearsall, owners 4562 Lover's Lane, Holland, parcel # 0311-460-012-01, request a variance from section 38-242(2) of the zoning code that requires a minimum 10-foot side yard setback. They would like to construct a new cottage on the parcel. Part of the cottage would have less than the required 10-foot minimum side yard setback. A window well projects 2-feet, 9-inches into the required 10-foot setback. The window well is proposed as a cast-in-place concrete structure covered with a metal grate.

Celeste Robbins and John Janda of Robbins Architecture, representing Jannotta and Pearsall, described the property and said the window well was for the addition of natural lighting and safety egress. The location of the window well is dictated by the location of doors, a garage and septic field, she said.

Public hearing opened by Chair Kimes at 7:13 p.m.

Richard and Nancy Shepard, 6711 Edwards Ave., Holland: Letter supporting the window well.

Miles Allen, attorney for Suzanne F. Allen Trust, 4564 Lover's Lane, Holland. Letter supporting window well.

Motion by Swanson, second by Stielstra, to close the public hearing at 7:15 p.m. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED

Members discussed the window well.

Kimes noted support of neighbors, window at grade.

Swanson noted it adds a safety egress in case of emergency.

Perry said variance must meet all standards in section 38-118. Perry said all criteria must be met and the variance should not create problems for the future.

Meshkin noted that the standards are meant for interpretation by each board member and noted the cottage is in a Critical Dunes Area and must be looked at as unique and the plan respects the neighbors and trees on the property.

Delaney said this does not establish precedent.

Motion by Swanson, second by Delaney, to approve the variance as requested because of the uniqueness of the site and the support of the neighbors. Chair Kimes called for a roll call vote on the motion. YES – Swanson, Kimes, Delaney, Stielstra. NO – Perry. MOTION APPROVED 4-1

ARTICLE V: CITIZEN COMMENTS – None

ARTICLE VI: ADJOURNMENT

Motion by Stielstra, second by Kimes, to adjourn at 7:47 p.m. Chair Kimes called for a vote on the motion. UNANIMOUS DECISION BY ROLL CALL – MOTION APPROVED