

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

JULY 26, 2023

I. CALL TO ORDER

Kimes called the regular monthly Zoning Board of Appeals meeting to order at 6:00 p.m.

Members present: Jim Delaney, Casey Kimes, Marcia Perry

Members absent: Barbara Hibiske, Charles Martin "Marty" Hysen, Stephen Penfield, Bob Slikkers

Staff present: Michelle Sall -- community development director,
Jim Hayden – Public information coordinator

II. APPROVAL OF MINUTES

Motion by Delaney to amend the minutes of April 26, 2023, to strike his comment "Delaney asked how many orphaned properties are needed in the township." No second.

Motion by Kimes, second by Perry, to approve the April 26, 2023, minutes with the changes: Removing Delaney comment under VanderPol Variance Request, "Delaney asked how many orphaned properties are needed in the township," changing under VanderPol Variance Request, the word "or" to "of" in Joshua Zwiép comment; and changing "at" to "all" in Slikkers comment under VanderPol Variance Request regarding Sec. 38-118. Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 3-0.

III. OLD BUSINESS – None

IV. NEW BUSINESS

1) Marjorie Jean Busscher Trust Variance Request

Charles Busscher, 60th Street vacant parcel, parcel # 03-11-001-070-10, zoned R-2, requests a variance from Sec. 38-242 (4) Area Regulations. He is asking to reduce the area and width requirements of parcel size for the purpose of creating a buildable lot for a single-family dwelling.

Busscher addressed the board. He said the lot was separated in 1998 and went unrecognized on tax rolls until it was transferred to a trust in 2013. Busscher is now liquidating the trust and has spent about \$6,500 to correct legal descriptions and gap strip issues.

The road frontage is 110 feet with area of 19,030 square feet. It is served by city sewer but not city water. Zoning code requires lots not served with public water and sewer be 25,000 square feet minimum lot area and 125 feet lot width.

Kimes opened the public hearing at 6:11 p.m.

No comments.

Motion by Perry, second by Delaney, to close the public hearing at 6:12 p.m. Chair Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 3-0.

The board discussed the issue.

Delaney said the request meets zoning objectives and community development goals.

Kimes said the problem was already existing and having sewer is good considering the lot size and soil makeup.

Sall went through the email chain from Assessor Heather Jahr and explained that the property cannot be required to hook up to city water if available.

Kimes said properties on both sides have wells.

Delaney asked if there were any other conditions or restrictions on the property. Kimes said he did not see any.

Motion by Kimes, second by Delaney, to approve the variance of 110 feet frontage and current parcel square footage as noted in the assessor records. Chair Kimes called for a vote on the motion. ROLL CALL VOTE, MOTION UNANIMOUSLY APPROVED 3-0. YES: DELANEY, KIMES, PERRY. NO: NONE.

Perry said the board deliberations are not linked to how much money was spent by the applicants.

V. CITIZENS COMMENTS

Start: 6:29 p.m.

No comments

End: 6:29 p.m.

VI. ADJOURNMENT

Chair Kimes adjourned the meeting at 6:29 p.m.