

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

MAY 22, 2024

I. CALL TO ORDER

Kimes called the regular monthly Zoning Board of Appeals meeting to order at 6:03 p.m.

Members present: Chairperson Casey Kimes, Marcia Perry, Alternate Charles Martin
"Marty" Hysen

Members absent: Jim Delaney, Barbara Hibiske, Bob Slikkers

Alternates not present: Stephen Penfield

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

II. APPROVAL OF MINUTES

Motion by Perry, second by Hysen, to approve the Jan. 24, 2024, minutes as amended by changing in II Election of Officers "Marica" to "Marcia," changing in V New Business 1. Dimensional Variance Request from Sikkel (Klingenberg, new build) "farthest from the road than anyone else on the street" to "farther from the road than others on the street" and in V New Business 2. Dimensional Variance Request from Palmer/Jannotta adding in the motion the word "on" after "Sec. 38-118 (1) a-e, based." Kimes called for a vote on the motion. VOICE VOTE, MOTION UNANIMOUSLY APPROVED 3-0.

III. NEW BUSINESS

1. Dimensional Variance Request from Diekema

The variance request from Steve Diekema, agent of property located at Lot 330 Maksaba Trail, Holland, MI 49423, tax parcel #0311-320-330-00. The request is for a variance from Sec. 38-242 Area Regulations of the zoning code. Diekema is asking for a variance to a rear yard setback for the purpose of building a new home. The property is zoned R-2.

Diekema addressed the board. He explained the history of his previous appearances before the zoning board of appeals. He said he wanted to add the 2-foot-by-16-foot cantilever to allow enough room in the kitchen for an island. The cantilever is 10 feet high and approved by the Michigan Department of Environment, Great Lakes, and Energy. The cantilever makes the rear yard setback 38 feet instead of the required 40 feet.

The board discussed the issue.

Hysen asked about the support columns. Diekema explained they do not support the cantilever. They are approved by EGLE.

Kimes opened the public hearing at 6:15 p.m.

Dave Martin, 2389 Waukazoo Trail: Noted construction is underway. Is that allowed without permits?

Diekema said the work is for a steel retaining wall approved by EGLE.

Motion by Perry, second by Hysen, to close the public hearing at 6:17 p.m. Kimes called for a vote on the motion. VOICE VOTE. MOTION UNANIMOUSLY APPROVED 3-0.

The board discussed the proposal.

Perry asked if the EGLE permit is complete. Diekema said it is.

Kimes said the plans fit the spirit of the area.

Perry expressed a concern whether any neighbors' views will be impacted by the house. She asked that objects not be affixed to the cantilever that could block neighbors' views.

Hysen asked if any letters were received about the request. Sall said no correspondence was received.

Motion by Perry, second by Kimes, to approve the request for a variance at Lot 330 Maksaba Trail, per Sec. 38-118 Standards for Variances and Sec. 38-242 Area Regulations based the application submitted, verbal and written representations, comments in the minutes, and compliance with local, state and federal laws. Kimes called for a vote on the motion. ROLL CALL VOTE. YES: HYSEN, KIMES, PERRY. NO: NONE. MOTION UNANIMOUSLY APPROVED 3-0.

IV. CITIZENS COMMENTS

Start: 6:30 p.m.

No comments.

End: 6:30 p.m.

V. ADJOURNMENT

Kimes adjourned the meeting at 6:30 p.m.