

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
TUESDAY, OCTOBER 24, 2017 – 7:00 P.M.

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. by Vice-Chair Voss.

II. ROLL CALL

Board of Appeals members present: Voss, Loftis, Slater, Hesselsweet & Rycenga (alternate)  
Board of Appeals members absent: Behm

Also present: Community Development Director Fedewa

**Without objection**, Fedewa was instructed to record the minutes for the meeting.

III. APPROVAL OF MINUTES

**Without objection**, the minutes of the June 27, 2017 meeting were approved.

IV. NEW BUSINESS

A. ZBA Case #17-05 – Dimensional Variance – Job and Mika

Party Requesting Variance:	John Job and Mary Ellen Mika
Address:	2530 Hampshire Blvd, Grand Rapids, 49506
Parcel Number:	70-07-08-400-032
Location:	12905 Wilderness Trail

John Job and Mary Ellen Mika are seeking a side yard 1 setback dimensional variance of 10 feet and a side yard 2 setback dimensional variance of 15 feet to construct an elevated walkway from the dwelling to the Lake Michigan waterfront. Section 21.02 of the Zoning Ordinance requires a 15 foot minimum, with a 35 foot total side yard setback in the R-1 Single Family Residential Zoning District. Due to the narrowness of the lot the elevated walkway cannot meet the setback requirements, and without the walkway the applicant is unable to gain access to the waterfront due to the sharp elevation changes.

Fedewa provided an overview of the application through a memorandum dated October 20<sup>th</sup>.

Applicant was not present, so the Board discussed the four standards and noted the following:

- This variance application was approved by the ZBA in July 2015. However, that variance expired prior to obtaining a building permit. There are absolutely no changes to the requested elevated walkway.

**Standard No. 1** – Exceptional or extraordinary circumstances:

- Unique shape
- Exceptional narrowness
- Extreme elevation change

Ayes: Voss, Loftis, Slater, Hesselsweet, Rycenga

Nays: None

**Standard No. 2** – Substantial property right:

- Only access to waterfront is by way of an elevated walkway.
- DEQ does not permit a foot path due to potential erosion.

Ayes: Voss, Loftis, Slater, Hesselsweet, Rycenga

Nays: None

**Standard No. 3** – Will not be a substantial detriment to adjacent parcels, or material impact on the intent and purpose of the Ordinance:

- The Board noted that no opposition was received from adjacent parcels.

Ayes: Voss, Loftis, Slater, Hesselsweet, Rycenga

Nays: None

**Standard No. 4** – Request is not of such a recurrent nature as to make reasonably practical the formulation of a general regulation:

- Case is unique, and does not present a concern that the situation will reoccur and make reasonable the formulation of a general regulation.

Ayes: Voss, Loftis, Slater, Hesselsweet, Rycenga

Nays: None

**Motion** by Slater, supported by Rycenga to **approve** a dimensional variance from Section 21.02 to allow a 5-foot wide elevated walkway at 12905 Wilderness Trail, which will allow the applicant to gain access to the waterfront. This will result in a Side Yard 1 and Side Yard 2 setback of 5-feet. Approval of this variance is based upon this Board’s findings that all four standards have been affirmatively met. **Which motion carried unanimously**, as indicated by the following roll call vote:

Ayes: Voss, Loftis, Slater, Hesselsweet, Rycenga

Nays: None

Absent: Behm

B. Appoint Chairperson

Fedewa provided an overview through a memorandum dated October 20<sup>th</sup>.

**Without objection**, Voss was nominated, and appointed, as the ZBA Chairperson.

Said appointment leaves a vacancy of the Vice-Chair position.

**Without objection**, Slater was nominated, and appointed, as the ZBA Vice-Chair.

V. REPORTS

A. Welcome New Member – Brock Hesselsweet

B. Next Zoning Ordinance Update Committee meeting is November 2<sup>nd</sup> at 6pm.

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

**Without objection**, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stacey Fedewa". The signature is written in black ink and is positioned above the printed name and title.

**Stacey Fedewa**

Acting Recording Secretary