

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
TUESDAY, JULY 24, 2018 – 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 Chair Voss.

II. ROLL CALL

Board of Appeals members present: Voss, Loftis, Slater, Behm, Hesselsweet, and Rycenga
(alternate)
Board of Appeals members absent: None

Also present: Assistant Zoning Administrator Hoisington, and Community Development Director Fedewa.

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

III. APPROVAL OF MINUTES

Without objection, the minutes of the June 26th meeting were approved.

IV. NEW BUSINESS

A. ZBA Case #18-06 – Dimensional Variance – Urbytes

Party Requesting Variance:	Mitchell and Susan Urbytes
Applicant Representative:	Jeff Swieringa, ReNew Construction
Address:	1378 Spinnaker Ct, Holland 49424
Parcel Number:	70-03-32-132-022
Location:	18326 Holcomb Road

Mitchell and Susan Urbytes, represented by Jeff Swieringa, are seeking to revise the dimensional variance permit P18ZBA0001 that was authorized by the ZBA on 2/27/2018. They are requesting to relocate a staircase to the south deck (instead of approved location on north deck). The relocated staircase would result in a 3-foot setback that remains consistent with the dimensional variance issued for the south deck. The setback request violates Section 21.02 of the Zoning Ordinance.

Hoisington provided an overview of the application through a memorandum dated July 19th.

- Due to the nature of this revision, the Board did not have any questions for the applicant's representative, Jeff Swieringa.

The Board discussed the four standards and noted the following:

- The proposed location of the stairway would reduce the bulk on the property.

Standard No. 1 – Exceptional or extraordinary circumstances:

- Exceptionally small lot.
- Exceptional narrowness.

Ayes: Voss, Loftis, Slater, Behm, and Hesselsweet

Nays: None

Standard No. 2 – Substantial property right:

- Majority of properties along Lake Michigan have a series of decks that provide views.
- Due to narrowness of lot any and all decks would encroach into the required side yards.
- Proposed staircase location would reduce the impact on neighboring properties.

Ayes: Voss, Voss, Loftis, Slater, Behm, and Hesselsweet

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. One letter was received in support of the variance request.

Ayes: Voss, Loftis, Slater, Behm, and Hesselsweet

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, Behm, and Hesselsweet

Nays: None

Motion by Slater, supported by Behm, to **approve** a dimensional variance from Section 21.02 to revise the dimensional variance permit P18ZBA0001

that was authorized by the ZBA on 2/27/2018. Requesting to relocate staircase to south deck (instead of approved location on north deck). The relocated staircase would result in a 3-foot setback that remains consistent with the dimensional variance issued for the south deck. 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, Behm, and Hesselsweet

Nays: None

Absent: None

V. REPORTS

A. Zoning Ordinance Update

The Board requested an update on the status of the new Zoning Ordinance. Fedewa explained the projected timeline has grown longer due to revisions. Thus, the planned Joint Committee Meeting originally planned for July 26th will be rescheduled for a later date. Fedewa noted that certain aspects of the new Zoning Ordinance may take effect earlier than the adoption of the entire Ordinance at the Board's discretion.

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

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

Respectfully submitted,



Cassandra Hoisington

Acting Recording Secretary