

AGENDA

Grand Haven Charter Township Zoning Board of Appeals
Tuesday, June 28, 2016 – 7:00 pm

- I. Call To Order
- II. Roll Call
- III. Approval of the March 22, 2016 ZBA Meeting Minutes
- IV. New Business
 - A. ZBA Variance Application No. 16-02 – Griffeth
- V. Reports
 - Electronic Message Board Update
- VI. Extended Public Comments/Questions on Non-Agenda Items Only (*Limited To Four (4) Minutes Please*).
- VII. Adjournment

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
TUESDAY, MARCH 22, 2016 – 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 Robertson.

The Chair explained both the purpose and procedures of the ZBA.

II. ROLL CALL

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

Also present: Planning & Zoning Official Fedewa

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

III. APPROVAL OF MINUTES

Without objection, the minutes of the January 26, 2016 meeting were approved.

IV. NEW BUSINESS

A. ZBA Case #15-11 – Dimensional Variance – Snyder

Party Requesting Variance:	Brian Snyder
Address:	14747 177 th Avenue, Grand Haven 49417
Parcel Number:	70-03-32-428-002
Location:	14747 177 th Avenue

Brian Snyder is seeking a dimensional variance from Sections 21.02 and 20.20.4 of the Zoning Ordinance in order to reconstruct a larger front porch that projects into the required front yard by more than 20 square feet. The legally nonconforming front porch was removed, and the applicant desires to replace it with a slightly larger porch with a modern aesthetic.

Fedewa provided an overview of the application through a memorandum dated March 18th.

Following the initial discussions the Chair invited the applicant, and public, to speak:

Brian Snyder – 14747 177th Avenue:

- Explained that small animals, likely chipmunks, had excavated the sand underneath the legally nonconforming porch, which caused the concrete to crack and it become unsafe to use.
- The legally nonconforming porch was removed in good-faith with the anticipation of replacing it with a modern-style porch to improve the appearance of the dwelling and add aesthetic value to the neighborhood.
- Noted the proposed concrete pad is still approximately 10 feet in width, which is the same size as the legally nonconforming porch. The extra two feet is to accommodate the two stone pillars.

Sherry Thelen – 17779 Maplewood Street:

- Is a next door neighbor and has lived in her home for 30 years.
- Explained the applicant bought a “fixer-upper” and has worked diligently at improving the home and property.
- Believes her property has an 8’ x 12’ front porch.
- Supports the variance request to allow the applicant to construct an 8’ x 12’ front porch.

The Board discussed the four standards and noted the following:

- Briefly discussed the slight differences in the front yard projection numbers (*between the survey, GIS, and on-site measurements*).
- Requested staff explain what, if anything, could have been done by the applicant to repair or replace the front porch without obtaining a variance.
 - Staff responded by explaining legally nonconforming structures can only receive incremental maintenance repairs. Any form of substantial deconstruction or reconstruction will cause the porch to lose its “grandfather” status. Based on the description provided by the applicant the porch was in too much disrepair and needed to be replaced.
- More than half of the homes in the vicinity have front porches.
- Noted the front porch size of 20 square feet afforded by Section 20.20.4 is exceptionally small. Reasoned that when the Zoning Ordinance was adopted in 1999, a front porch was insignificant. However, a front porch is now a substantial aspect of a home and there has been a renewed focus on constructing a stately front porch that adds aesthetic value to the home; provides a location for people to relax and enjoy their property; and creates an opportunity for neighbors to interact with each other.

- Staff agreed with the Board's statements and noted that when the Zoning Ordinance is updated attention will be paid to addressing the need of replacing or improving front porches.

Standard No. 1 – Exceptional or extraordinary circumstances:

- The 65 year old house was constructed on the front setback line, and it is expected that as dwellings age certain portions will need to be replaced.
- The legally nonconforming porch projected into the front yard by approximately 8 feet.
- The legally nonconforming porch was removed, which has left the dwelling without a porch. In turn, the front door cannot be used as a point of entry due to the vertical distance between the door and the ground.

Ayes: Robertson, Behm, Voss, Slater, Loftis

Nays: None

Standard No. 2 – Substantial property right:

- More than half of the dwellings within the vicinity have a front porch. Therefore, a front porch is a substantial property right within this vicinity.
- Other dwellings have larger front porches than what is being proposed.
- The property is a corner lot, which make it very visible, and a new front porch will bring aesthetic value to the neighborhood.

Ayes: Robertson, Behm, Voss, Slater, Loftis

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:

- Correspondence was received from two adjacent property owners requesting the variance be approved.
- One adjacent property owner attended the meeting and requested the variance be approved.

Ayes: Robertson, Behm, Voss, Slater, Loftis

Nays: None

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

- Uncommon that the Board receives an application for a front porch variance.

- As expected, as dwellings age in the Township there will be a need to replace legally nonconforming porches and decks. Believes that when the Zoning Ordinance is updated in the near future it will need to reflect this anticipated scenario. However, at this time the request is not such a recurrent nature as to make reasonably practical the formulation of a general regulation.

Ayes: Robertson, Behm, Voss, Slater, Loftis

Nays: None

Motion by Slater, supported by Behm, to **approve** dimensional variances from 21.02 and 20.20.4 of the Grand Haven Charter Township Zoning Ordinance to allow the reconstruction of a covered front porch, which results in a Front Yard setback variance of 8.3 feet at 14747 177th Avenue. The maximum size of this front porch is limited to 8' x 12'. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met.

Ayes: Robertson, Behm, Voss, Slater, Loftis

Nays: None

Absent: None

B. ZBA Case #16-01 – Dimensional Variance – Berry

Party Requesting Variance:	Tim and Sheri Berry
Representing Agent:	David Pollock
Address:	2165 Onekama Dr SE, Grand Rapids, 49506
Parcel Number:	70-03-32-131-015
Location:	15058 Stickney Ridge (<i>Cottage No. 24</i>)

Tim and Sheri Berry are seeking a dimensional variance from Sections 21.02, 21.01.16, and 20.20.5.B of the Zoning Ordinance to remove an unsafe legally nonconforming deck that is 8' x 30' in size and replace it with an 8' x 15' deck. The replacement deck is unable to meet the required setbacks.

Fedewa provided an overview of the application through a memorandum dated March 18th.

Following the initial discussions the Chair invited the applicant to speak:

Dave Pollock – Authorized Agent:

- Was hopeful that Section 25.02 of the Zoning Ordinance would be applicable in this case. However, staff determined that 25.02 is only applicable to buildings that have a roof and are used for shelter.

Standard No. 1 – Exceptional or extraordinary circumstances:

- Legal lot of record, and is exceptionally small in size.
- Exceptional topography.

Ayes: Robertson, Behm, Voss, Slater, Loftis

Nays: None

Standard No. 2 – Substantial property right:

- Majority of other properties in the vicinity have a deck that allows them to enjoy views of Lake Michigan.
- The applicant is requesting to reduce the size of the replacement deck by 50%.

Ayes: Robertson, Behm, Voss, Slater, Loftis

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:

- Request will reduce the existing nonconformity.
- No objections were received for this request.
- Support from two neighbors was received for the applicant's retaining wall variance that was granted in January 2016.

Ayes: Robertson, Behm, Voss, Slater, Loftis

Nays: None

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

- Many unique situations in this area of the Township.

Ayes: Robertson, Behm, Voss, Slater, Loftis

Nays: None

Motion by Voss, supported by Loftis, to **approve** dimensional variances of 21 feet from the Front Yard setback, 14 feet from the Rear Yard setback, and 2 feet from the Side Yard 1 setback, which are from Sections 21.02, 21.01.16, and 20.20.5.B the Grand Haven Charter Township Zoning Ordinance. This variance is to replace an unsafe legal nonconforming deck

at 15058 Stickney Ridge (*Cottage No. 24*) with a maximum size of 8' x 15'. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met.

Ayes: Robertson, Behm, Voss, Slater, Loftis

Nays: None

Absent: None

V. REPORTS

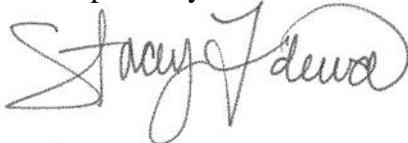
Requested staff research, and report back, on the Village of Spring Lake's recent discussions concerning Electronic Message Boards.

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:45 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.

Stacey Fedewa

Acting Recording Secretary



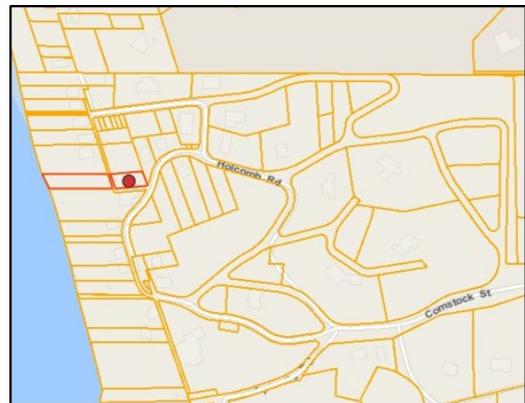
GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: June 21, 2016
 TO: Zoning Board of Appeals
 FROM: Stacey Fedewa, Planning & Zoning Official
 RE: 18301 Hillside Drive – Dimensional Variance Application No. 16-02

PARCEL INFORMATION

Owner/Applicant	Paul & Michele Griffeth
Property Address	18301 Hillside Drive
Parcel Number	70-03-32-177-015
Lot Size*	0.11 Acres (5,000 sqft)
Lot Type	Legal Lot of Record
	Exceptionally Small Lot Area
	Critical Dunes
	Waterfront
Elevation	≈ 15 foot elevation change
Zoning	R-1 Single Family Residential
Required Setbacks for an Attached Garage	Front – 50 feet
	Rear – 50 feet
	Side 1 – 10 feet (Sec. 21.01.16)
	Side 2 – 13 feet (Sec. 21.01.16)
Requested Setbacks for an Attached Garage	Front – 50 feet
	Rear – 9’-9” feet
	Side 1 – 10 feet
	Side 2 – 5’-6” feet



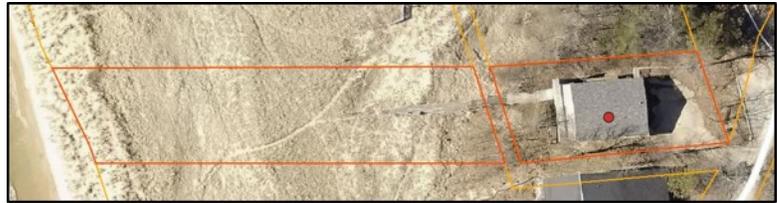
Location Map

Required Setbacks for Retaining Wall System	Front – 50 feet
	Rear – 50 feet
	Side 1 – 10 feet
	Height – 8 feet
Requested Setbacks for Retaining Wall System	Front – 50 feet
	Rear – 45 feet
	Side 1 – 3 feet
	Height – 10 feet

* Parcel is bisected by the Lakeview Walk Easement, which caused the creation of two parcel numbers. Subject parcel is 5,000 square feet and contains the dwelling unit, proposed garage, and retaining walls. Remainder parcel is 11,400 square feet (0.26 acres). In total the land owned by the applicant is 0.376 acres.

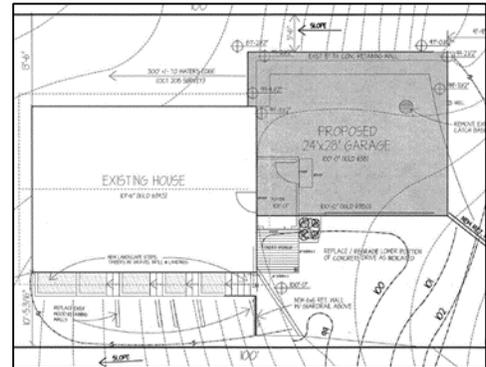
ZBA APPLICATION

The applicant purchased the property in the fall of 2015. The applicant is requesting dimensional variances for an attached garage and retaining wall system. Staff notes, the applicant was not aware of the retaining wall violations until the application was submitted. Staff identified the violation and included it in this application.

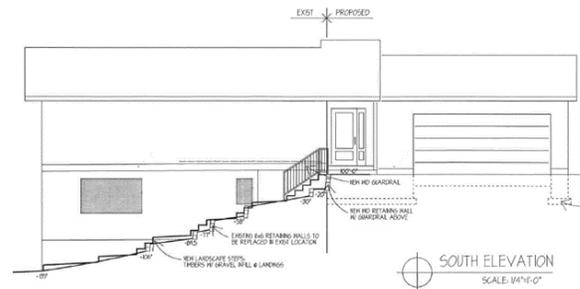


Aerial Image of Subject Parcel

First, the parcel does not have a garage, and the applicant desires to construct an **attached 24' x 28' garage**. The construction of a garage will violate the R-1 setback requirements.

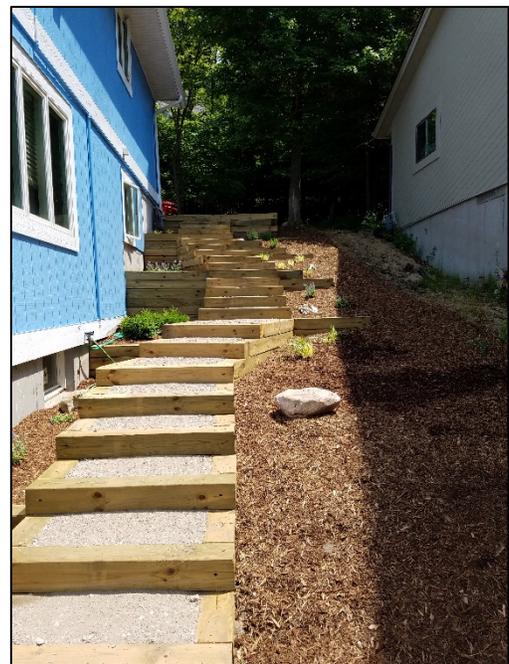


- The proposed garage would be setback 9'-9" from the rear lot line.
 - Variance of 40'-3"
- The proposed garage would be setback 5'-6" from the side 2 lot line.
 - Variance of 7'-6"



Second, the applicant is requesting an After-the-Fact dimensional variance for a **retaining wall system**. The applicant installed a series of retaining walls (*permitted by the DEQ*) that reach an overall height of 10' when only 8' is permitted (*the individual walls do not exceed a height of 4 feet*). A system of this height is required to meet the R-1 setbacks.

- The wall system's overall height is 10' when 8' is permitted.
 - Variance of 2'
- Top of wall is 45' from the rear lot line when 50' is required.
 - Variance of 5'
- Wall system is 3' from the side 1 lot line when 10' is required.
 - Variance of 7'



In addition, an entry porch will be constructed along with replacing the driveway, but neither require a dimensional variance if the garage is approved.

A DEQ permit and SESC permit have been obtained and are included in this application packet.



VARIANCE STANDARDS

To authorize a dimensional variance from the strict applications of the provisions of this Ordinance, the ZBA shall apply the following standards and make an affirmative finding as to each of the matters set forth in the standards.

STANDARD 1

There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification.

The subject property is within the Critical Dune Area; has an exceptionally small lot area (*5,000 sqft where 15,000 sqft is required; or 66% smaller than required by the current Ordinance*); and a topographic elevation change of approximately 15 feet. The ZBA will need to determine as to whether or not this standard is met.

STANDARD 2

The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

The ZBA has established a precedence that a garage constitutes a substantial property right. The ZBA will need to make a determination as to whether or not this standard is met given the circumstances of this case.

STANDARD 3

Authorization of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.

No correspondence was received for this application (*as of June 21st*). The ZBA will need to make the determination as to whether or not this standard is met given the circumstances of this case and the findings on standards 1 and 2.

STANDARD 4

The condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

The exceptionally small size of this parcel makes it difficult, if not impossible, to meet the R-1 setback requirements of the Zoning Ordinance, which is not the case for the majority of properties within the Township. The ZBA will need to make the determination as to whether or not this standard is met.

SAMPLE MOTIONS

If the ZBA determines each standard has been affirmatively met, the following motion can be offered:

Motion to approve a dimensional variance from Section 21.02 for a 24' x 28' attached garage at 18301 Hillside Drive that will result in a Rear Yard setback variance of 40'-3" and Side Yard 2 setback variance of 7'-6". After-the-Fact dimensional variances from Sections 20.22.1.C and 20.22.2.B for a retaining wall system that will result in a Height variance of 2', a Rear Yard setback variance of 5', and a Side Yard 1 setback variance of 7'. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met.

However, if the ZBA determines each standard as not been affirmatively met, the following motion can be offered:

Motion to deny dimensional variances from Sections 21.02, 20.22.1.C, and 20.22.2.B of the Grand Haven Charter Township Zoning Ordinance to construct an attached garage and After-the-Fact retaining wall system. Furthermore, the applicant is ordered to remove the retaining wall system or come into compliance with Section 20.22 within 30 days. Denial of this variance is based upon this Board's findings that all four standards have not been affirmatively met.

Please contact me prior to the meeting with questions or concerns.



GRAND HAVEN CHARTER TOWNSHIP

ZONING BOARD OF APPEALS APPLICATION

Fees

Request for Variance or Appeal - \$125.00

Special Meeting - \$250.00

Request for Interpretation - No Charge

Applicant/Appellant information

Name PAUL & MICHELE GRIFFETH
Phone 616-833-2819 Fax 616-414-5301
Address 18301 HILLSIDE DR GRAND HAVEN 49417

Owner information (If different from applicant/appellant)

Name SAME
Phone
Address

Property information

Address/Location 18301 HILLSIDE DR., GRAND HAVEN
Parcel # 70-03-32-177-015
Subdivision Name (if any) HOLCOMB HILLS
Lot Width 50 feet Lot Depth 100 feet
Subject Property size (acres and square feet) acres 5.000 square feet
Lot Type Typical Lot [checked] Corner Lot Interior Lot (Include a survey or scaled drawing)
Current Zoning R-1

General Information

This is a(n) (check one)

- (checked) Application for Variance
() Request for Interpretation
() Notice of Appeal

VARIANCE REQUESTED (If applicable)

Variance Requested From the Requirements of Section Number(s)

Relating to GARAGE

Description of Variance Sought and Why Needed (attach narrative which addresses the four standards)

Structure Use (after Variance) CAR GARAGE

Overall Building Size (after Variance) 24' x 28'

Setbacks from lot lines (after Variance)

Front Yard
Rear Yard 9'9" feet
Side Yard #1 5'6" feet
Side Yard #2

NOTE: Please provide a scaled drawing with details of your proposed work including the dimensions of any structure(s) (i.e. height, width & length), building materials, the setbacks to ALL property lines, and other existing structures on the parcel, and any other relevant information, as needed.

INTERPRETATION REQUEST (If applicable)

Description of requested interpretation(s) and relevant Section number(s)

APPEALS AND OTHER APPLICATIONS (If applicable)

Description of action being appealed or other matter which is basis of application.

Grounds for appeal or other application

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.



Signature of Applicant

5/25/16

Date

Signature of Zoning Administrator

Date

For Office Use Only

Date Received _____

Fee Paid? _____

IF THE SPACES PROVIDED ON THIS APPLICATION ARE INADEQUATE, PLEASE ATTACH ADDITIONAL SHEETS AS REQUIRED

RELEASE FORM

The undersigned has applied to the Grand Haven Charter Township Zoning Board of Appeals for a variance. The undersigned hereby authorizes the members of the Zoning Board of Appeals and appropriate Township staff members to inspect the property (*address stated below*) at reasonable times, in regards to the consideration of my request for a variance.

Paul Grillet 5-19-16
Applicant's Signature Date

- SAME -
Owner's Signature Date

18301 HILLSIDE DR. GRAND HAVEN, MI
Property Address

ZONING BOARD OF APPEALS PROCEDURAL EXPLANATIONS

The granting of variances is covered in Section 26.05 of the Grand Haven Charter Township Zoning Ordinance of 1979 as amended. It states that in order to grant a non-use variance that the Board of Appeals shall find affirmatively for each of the following four standards:

1. That there are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification.

The property is currently zoned R-1, which typically requires a minimum lot size of 15,000 sf, and a lot width of 100'. Front and rear yard setbacks are 50' and sides are 15' min, 35' total.

This lot is nonconforming to R-1 requirements, as it has a lot size of approximately 5,000 sf and a width of 49'.

2. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning District and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

A typical R-1 lot is large enough to fit a 2 or 3 stall garage on (within the setbacks), however this property being zoned R-1 does not give them this right without a variance. Many of the neighboring properties are placed much closer to the road, and some of them have attached garages that are built well into the required setbacks.

3. That authorization of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purpose of this Ordinance or the public health safety and general welfare of the community.

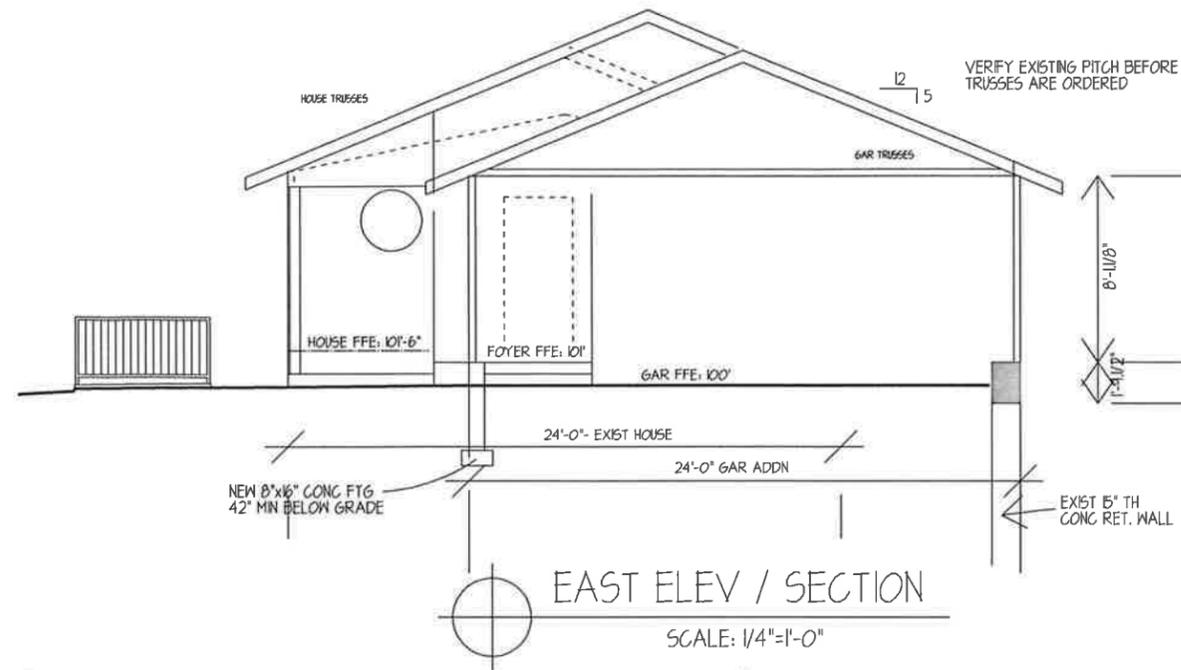
This addition of a garage will not block the view of, or be a detriment to the adjacent properties. The garage will be constructed on an existing 8' high concrete retaining wall (in location of existing parking). This should have no impact on public health or general welfare.

4. That the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

This condition (nonconforming lot) is not so general or recurrent in nature as to support a zoning amendment.

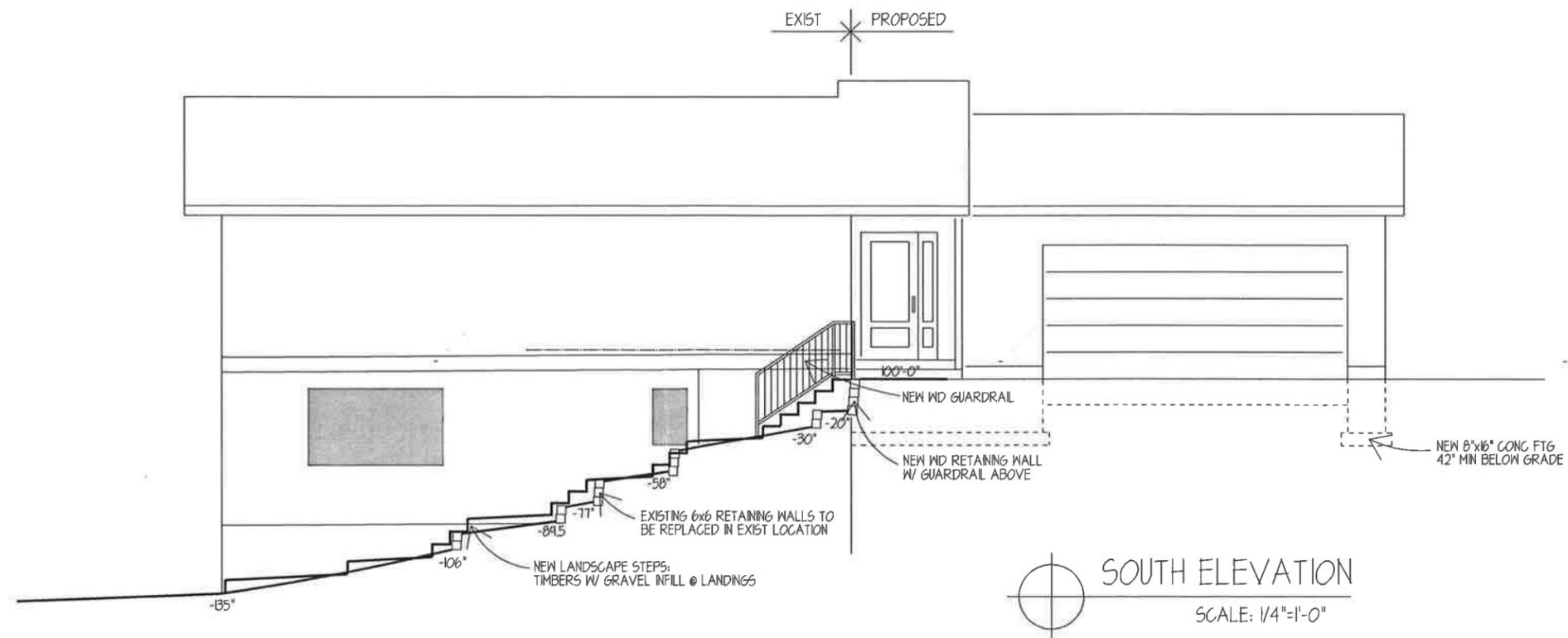
Thus, at the conclusion of the discussion we will vote on each condition. If the majority of the members present find affirmatively for all four standards, then the variance will be approved.

Second, all motions for acting on requested variances are made in the positive; that is, they are worded so that a YES vote grants the variance. This is done not to show personal preference of the motioner, but to prevent confusion when we actually vote on acceptance.



EAST ELEV / SECTION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

GARAGE ADDITION FOR:
PAUL GRIFFETH
 18301 HILLSIDE DRIVE
 GRAND HAVEN, MI

dryer architectural group
 architecture/interiors/design consultants
 228. 1/2 washington
 grand haven, michigan 49417
 616/846-5400
 dryerarch@gmail.com

DRAWING INFORMATION	
Drawn: BSW	Checked: ddd
Date: 03-11-16	PROJ. No. E-05B
REVISIONS	Sheet:
# Date By	
	ELEV.
FILE No.: 85918-F8	

DESCRIPTION

The Land referred to in this commitment is described as follows:

Land situated in the Township of Grand Haven, Ottawa County, Michigan, described as:

Lot 20 of an unrecorded plat made by Frank R. Holcomb and wife, being now Lot 20 of "Hendrych's Supervisor's Plat No. 1", according to the plat thereof, as recorded in Liber 8 of Plats on Page 75; on the South half of Northwest fractional quarter of Section 32, Town 8 North, Range 16 West, said Lot being 50 feet wide and approximately 100 feet in depth, and more particularly described as follows: Commencing 942 feet West of the Central quarter post, Section 32, Town 8 North, Range 16 West, thence North 20 degrees West 1036 feet for place of beginning, thence North 20 degrees West, 50 feet, thence South 89 degrees 45 minutes West 100 feet, thence South 20 degrees East 50 feet, thence North 89 degrees 45 minutes East to place of beginning.

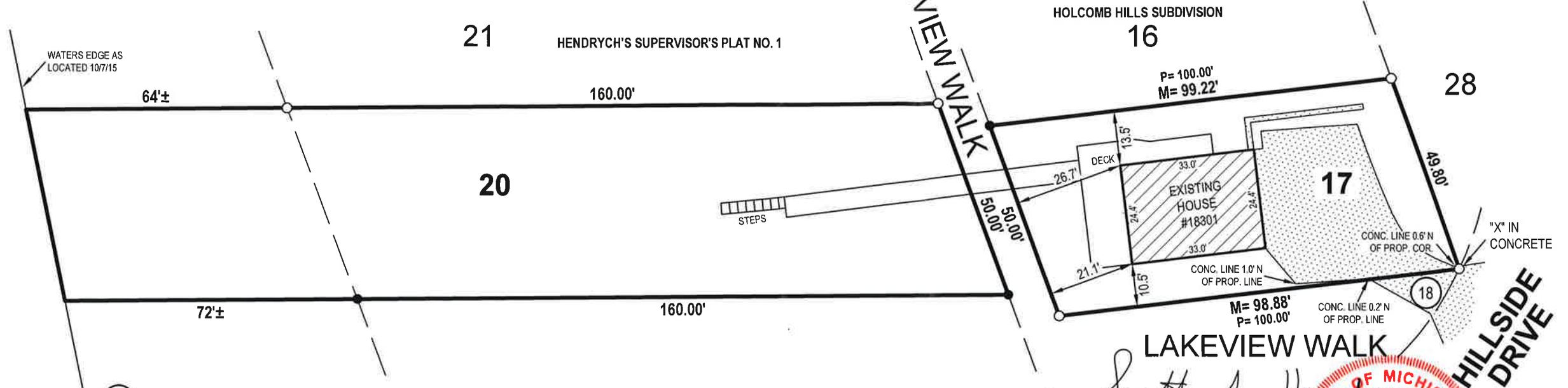
ALSO, Lot 17 and the Easterly 14.5 feet of the Westerly 28.5 feet of Lot 13 of "Holcomb Hills Subdivision" of the South half of the Northwest fractional quarter and the South half of the Southwest quarter of the Northeast quarter of Section 32, Town 8 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, according to the plat thereof, as recorded in Liber 8 of Plats Page 46.

70-03-32-176-004 AND 70-03-32-177-015

(Sun Title Commitment No. AHRP96502, dated September 4, 2015)

Note:

This survey is based upon lot 20 of Hendrych's Supervisor's Plat No. 1 and Lots 17 and 13 of Holcom Hills Subdivision as recorded in county records.



- 16 Right of way in favor of Michigan Gas Utilities, as recorded in Liber 710, Page 300 has not been received therefore has not been reviewed.
- 17 Terms, covenants, and conditions of Deed, as recorded in Liber 1127, Page 495, and Liber 1302, Page 679 affects the entire subject parcel.
- 18 Terms, covenants, and conditions of Consent Judgment, as recorded in Liber 1531, Page 917 benefits Lot 17 as shown hereon.

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

LEGEND

- Iron - Set
- Iron - Found
- ▨ Concrete
- ▩ Building

By: *Scott A. Hendges*

Scott A. Hendges Licensed Professional Surveyor No. 47953

SCALE: 1" = 30' 0' 15' 30'

PREPARED FOR:

Coldwell Banker Woodland Schmidt
Tracey Deal
506 South Beacon
Grand Haven, MI 49417
Paul & Michele Griffith
18301 Hillside Drive

DRAWN BY: JN DATE: 10/7/15
REV. BY: REV. DATE:
REV.:

PRJ #: 15201512
1 OF 2

NEDERVELD
www.nederveld.com • 800.222.1868
Holland
347 Hoover Blvd.
Holland, MI 49423
Ann Arbor, Chicago, Columbus,
Grand Rapids, Indianapolis, St. Louis





**MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER RESOURCES DIVISION
PERMIT**

Permit No.: WRP002383

Submission No: 2CM-6WPP-K9Q0

Issued: May 4, 2016

Extended:

Revised:

Expires: May 4, 2021

Issued To:

Paul & Michele Griffeth
18301 Hillside Dr
Grand Haven, MI 49417

This permit is being issued by the Michigan Department of Environmental Quality (MDEQ), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), and specifically:

- Part 31, Water Resources Protection (Floodplain Regulatory Authority)
- Part 301, Inland Lakes and Streams
- Part 303, Wetlands Protection
- Part 315, Dam Safety
- Part 323, Shorelands Protection and Management
- Part 325, Great Lakes Submerged Lands
- Part 353, Sand Dunes Protection and Management

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Construct a garage measuring 24 feet by 28 feet in size, install a retaining wall, replace and re-grade lower portion of concrete driveway, remove existing timber terrace retaining walls, install timber landscape steps, and construct an entry porch. All work shall be done in accordance with attached plans and permit specifications. All work shall be done in accordance with attached plans and permit specifications.

Critical Dune Area and High Risk Erosion Area

Property Location: OttawaCounty, Grand Haven

Grand Haven Township Town/Range/Section 08N16W32, Property Tax No. 70 03 32 177 015

Authority granted by this permit is subject to the following limitations:

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31, Water Resources



Permit
Soil Erosion & Sedimentation Control Agency
County of Ottawa

Issued under the authority of Part 91, Soil Erosion and Sedimentation Control,
of the Natural Resources and Environmental Protection Act,
1994 PA 451, as amended

Permittee: Paul & Michele Griffeth
Address: 18301 Hillside Dr
Grand Haven MI 49417

Permit No: 9489
Issued: 02-25-16
Expires: 11-01-16

Project Location: City/Village/Township: Grand Haven **Section:** 32

Address/Property Location: 18301 Hillside Dr

On - Site Responsible Person: Paul Griffeth

Company: n/a **Telephone Number:** 616-822-2819

Permitted Activity:

Excavate for new 24' x 28' garage construction & wood retaining wall.

Permit Conditions:

1. The permitted activity shall be completed in accordance with the approved plans and specifications, and the attached general and specific conditions.
2. This permit does not waive the necessity for obtaining all other required federal, state or local permits.
3. Permittee shall notify the permitting agency within one week after completing the permitted activity or one week prior to the permit expiration date, whichever comes first.
4. **PERMITEE IS RESPONSIBLE FOR PROVIDING A COPY OF PERMIT, APPROVED SESC PLAN, AND ALL RELATED INFORMATION TO THE CONTRACTOR AND ENGINEER.**



Jon Braxmaier
Erosion Control Agent
Water Resources Commissioners Office
616-994-4528

**THIS PERMIT MUST BE POSTED AT
THE PROJECT SITE**



Community Development Memo

DATE: June 21, 2016
TO: Zoning Board of Appeals
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Spring Lake Village ZBA Case – Electronic Message Board

BACKGROUND

On March 22nd the ZBA requested staff research the recent ZBA case with the Village of Spring Lake regarding Electronic Message Boards (EMB).

FINDINGS

On February 9th the Spring Lake District Library appealed the Zoning Administrator's determination that replacing the mono-color EMB (*black & white*) with a multi-color EMB would not violate the Village Ordinances because it's equivalent to refacing and would reduce the overall size of the sign.

The Village prohibits EMBs, so the Library's digital sign is legally nonconforming. The ZBA case was simply an appeal of the Zoning Administrator's determination and not a variance request.

OUTCOME

The SLV ZBA had a motion to approve on the table, which failed with a 2-2 vote. No further motions were considered, and the meeting was adjourned. Because the motion failed at a 2-2 vote their ZBA did not make a finding on the appeals case, so no determination has been made as to whether or not the Zoning Administrators decision should be upheld or struck down by their ZBA.

As staff understands, the Library withdrew their application, and the matter is no longer pending.

Please contact me prior to the meeting with questions or concerns.