

**MINUTES
PARK TOWNSHIP
ZONING BOARD OF APPEALS**

Park Township Hall
52 152nd Street
Holland, MI 49424

Regular Meeting
August 27, 2018
6:30 P.M.

DRAFT COPY

CALL TO ORDER:

Chair Doug Dreyer called to order the regular meeting of the Park Township Zoning Board of Appeals at 6:30 P.M., held in the Township Hall at the Park Township Office.

ATTENDANCE:

Present: Doug Dreyer, Dennis Eade, Dave Fleece, John Foster, Jim Gerard

Staff: Ed de Vries, Community Development Director, Meghann Reynolds, Zoning Administrator

Chair Dreyer welcomed Meghann Reynolds to the meeting.

APPROVAL OF AGENDA:

Dreyer noted Item #2 of the agenda has been withdrawn.

Foster moved, supported by Eade, to approve the agenda as presented.

Voice Vote: Ayes 5, Nays 0. Motion carried.

APPROVAL OF MINUTES:

Gerard moved, supported by Fleece, to approve the minutes of the July 23, 2018 Regular Meeting as presented.

Voice Vote: Ayes 5, Nays 0. Motion carried.

BUSINESS ITEMS:

Item #1 - A request by Chad Keegstra on behalf of Robert and Margaret Ankerman for permission to allow an addition onto an existing attached garage with a side yard of 36.3 feet where 40 feet is required per Sections 38-6 (Lot Line, Front), 38-276 (1) and 38-497 of the Park

Township Zoning Ordinance. Said land and premises are located at 226 Tiffany Ridge Drive, Holland MI 49424. (Parcel #70-15-22-326-001, Zoned R-3 Low Density One Family Residence District)

Reynolds reviewed the application. The applicant is requesting a variance to construct a six foot addition onto an existing garage, which has a side wall that currently located 36.3 feet to the property line along Lakewood Boulevard. The property is approximately 25,770 square feet (1/2 acre) in overall area and is bound to the north by West Lakewood Boulevard to the east by Tiffany Ridge Drive. The home was originally constructed in 1990.

The property in question is located on the corner of Tiffany Ridge Drive and West Lakewood Boulevard. Lakewood Boulevard is considered a primary arterial road and therefore requires additional setbacks. The setback required on the subject's property line adjacent to Lakewood Boulevard is the greater of either, 1) 83 foot measured from the road centerline; or, 2) 40 feet measured from the property line. The road right-of-way in this section of Lakewood Boulevard is wider (approximately 83 feet) than the standard county road right-of-way (66 feet). Therefore, the required setback of 40 feet from the property line applies as this measurement is greater than 83 feet from the centerline.

The variance being requested is for a building setback exception which has a lesser burden to meet than the standard dimensional variance. This variance is being requested because the applicant is not proposing to encroach into the required setback any more than the current building already does.

Chad Keegstra of Keegstra Builders spoke to the application. He explained that the applicant would like to have the additional 6' on the front of the garage. The applicant has bigger vehicles, a need for more storage, and wants to utilize a portion of the existing garage for a master bedroom addition.

PUBLIC HEARING

Chair Dreyer opened the Public Hearing at 6:37 P.M.

Dreyer said the Township did not receive any correspondence on this application.

There was no comment.

Dreyer closed the Public Hearing at 6:37 P.M.

Fleece moved, supported by Gerard, to approve the variance request.

As this request is for a building setback exception for a legally established building setback, the following standards will need to be met:

a. The proportion of the main wall which has been altered by the projection.

Fleece noted that the request is minimal with only a six foot addition. Dreyer said the applicant is extending the building on the same line. Reynolds noted the right-of-way in this area is wider than in other areas. deVries said the Board of Appeals should look at the totality of the request.

b. The overall effect of the proposed projection on adjoining properties and the surrounding neighborhood.

Overall the proposed addition has no impact on adjoining properties. The addition would not impede traffic visibility and would not obstruct the neighbors' view.

c. The addition shall not be less than five (5) feet from the side and rear lot line, and shall not be less than ten (10) feet from the front lot line.

The proposed addition will be 36.3 feet from the Lakewood Boulevard front yard, and 48.4 feet from the Tiffany Ridge Drive front yard. This standard is met.

Roll Call Vote:

Fleece, aye; Foster, aye; Dreyer, aye; Eade, aye; Gerard, aye.

Ayes 5; Nays 0. Motion carried.

Fleece asked if there are any changes proposed for the ordinance language with regard to these types of variances.

De Vries noted that although this request was a minimal setback, the Board of Appeals should still provide some oversight in dimensional variance requests such as these.

Dreyer asked de Vries if he had any parting comments to share with the Zoning Board of Appeals with his imminent retirement from Park Township.

De Vries said it's been enjoyable working with the members of the Zoning Board of Appeals. Everyone works very hard in making difficult decisions. He advised them to keep doing what they have been doing. He thanked Meghann Reynolds for her hard work in preparing for the position. He is assured she will do a great job.

Dreyer said he has appreciated de Vries for assisting the members of the Board of Appeals in helping to make their job easier. He thanked de Vries for his clear and concise staff memos in preparation for meetings, his help in educating them on the ordinances, and assisting with the Board of Appeals' decision-making process. Dreyer said he particularly appreciated de Vries' patience and demeanor at all times.

Foster added, as a former chair, de Vries was a big help to him when he served in that role. He appreciated his explanations when faced with some difficult situations during meetings.

Fleece said he also appreciated the advice from de Vries since he joined the Board of Appeals.

Eade said de Vries has taught them a lot and always supported the Board of Appeals when the members have had to deny requests because of ordinance requirements.

Gerard said he appreciated the open door policy de Vries has always provided.

PUBLIC COMMENT

Dreyer opened Public Comment at 6:45 P.M

Pollock said de Vries has consistently prepared very thorough reports for the Board when she has served as a substitute.

Dreyer closed Public Comment at 6:46 P.M.

ANNOUNCEMENTS

The next meeting is September 24, 2018.

There will be five applications for the September meeting.

Dreyer asked, on behalf of the Board, to receive the Staff Memos at least a week ahead of the meetings.

He asked Reynolds to continue to send a notification when the packet is ready to their personal e-mail addresses rather than to the Township e-mail account.

Dreyer thanked de Vries for his service to the Township and the Board of Appeals.

ADJOURNMENT

Fleece moved, supported by Eade, to adjourn the meeting at 6:50 P.M.

Voice vote:

Ayes 5, Nays 0. Motion carried.

Respectfully submitted,

Judith Hemwall
Recording Secretary
August 28, 2018

Approved: