

**MINUTES
PARK TOWNSHIP
ZONING BOARD OF APPEALS**

Park Township Hall
52 152nd Street
Holland, MI 49424

Regular Meeting
December 21, 2017
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

APPROVAL OF AGENDA:

Motion by Fleece, supported by Foster, to approve the agenda as presented.

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

APPROVAL OF MINUTES:

Motion by Eade, supported by Gerard, to approve the minutes of the November 27, 2017 Regular Meeting as presented.

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

BUSINESS ITEMS:

Item #1 - A request by Ed TerVoort on behalf of David A and Marjorie M Duesterberg for authorization for a building setback exception that will be in line with existing non-conforming side yard setbacks of 7 feet and 6 feet where 10 feet is required per Section 38-246 (2) of the Park Township Zoning Ordinance. The exception is permitted under conditions set forth in Section 38-483(e) (2) & (3) of the Park Township Zoning Ordinance. Property is located at 4023 Lakeridge Dr., Holland, MI 49424. (Parcel #70-15-28-380-038, R-2)

de Vries provided background information on this property. A building permit application has been filed for replacing the residence at 4023 Lakeridge Dr. using the current foundation. The single floor home will be replaced with a 1 ½ story. The additions include a dormer on the second floor, and a 12 foot addition to the front of the garage. The dormer is an upward expansion of a non-conforming side yard, and the garage expansion would follow the existing non-conforming setback on a side yard. The expansion toward the road does meet the front yard averaging setback.

The current owners have had sole ownership of the property since 2012, however, it appears the property has been in the family for a number of years before that. The home is estimated to have been built around 1970. Permit records show a bathroom was added in the lower level in 1985, and the roof replaced in 2009. There is no record of prior variances.

Dreyer pointed out the two areas of consideration, the dormer and the garage expansion.

De Vries noted two e-mails were submitted to the Township – both in support of the request.

The lot is non-conforming due to size, .87 acre instead of one (1) acre, and in width, 80 feet instead of the required 100 feet. The property description is “South 60 feet of lot 15 and north 20 feet of lot 16 lying west of the centerline of private drive easement recorded Liber 472 page 281, Sandy Shores subdivision,” which was platted in 1957. The property is also on a critical dune and regulated by Michigan Department of Environmental Quality (MDEQ).

Dreyer reminded the commissioners that this request is under the new rule established in July 2017.

TerVoort spoke to the request. He explained that they tore down the existing cement block structure of the house and raised the foundation two feet. Water had run into the garage so the driveway was raised to correct the water drainage problem.

Foster asked if the house will be a year-round dwelling.

TerVoort said it would be when the owner retires in a year.

PUBLIC HEARING

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

There was no comment.

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

Eade asked if the dormer extends beyond the wall of the house.

TerVoort said it did not – it goes straight up on the house.

Foster noted that it is a narrow lot so there are few options.

Fleece moved, supported by Eade, to approve the request based on the standards.

Fleece reviewed the following standards.

Variance Standards Review:

(1) The proportion of the main wall which has been altered by the projection; and

The south wall of the garage is a minimal increase in proportion to the existing wall and it won't block any view of the neighbors as it extends toward the road rather than the lake. On the north side, the dormer is a minimal increase for a 10 foot wide dormer.

(2) The overall effect of the proposed projection on adjoining properties and the surrounding neighborhood.

The south projection complies with the averaging and does not block any views. The north side dormer is negligible. It will be a benefit to the neighborhood with the update on the home and the improvement of the drainage.

Roll Call Vote:

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

Ayes 5, Nays 0. Motion carried.

PUBLIC COMMENT

Dreyer opened Public Comment at 6:43 P.M.

There was no public comment.

Dreyer closed Public Comment at 6:43 P.M.

ANNOUNCEMENTS:

The next regular meeting is January 22, 2018. Dreyer will be unable to attend. Foster said he could serve as chair.

Regarding the calendar for meeting dates in 2018, de Vries explained that the May 21 date was moved because of Memorial Day. Also the December date is moved ahead on the 17th because of Christmas Eve.

De Vries has two applications for January 2018.

ADJOURNMENT

Eade moved, supported by Gerard, to adjourn the meeting at 7:45 P.M.

Voice vote:

Ayes 5, Nays 0. Motion carried.

Respectfully submitted,

Judith Hemwall
Recording Secretary
December 22, 2017

Approved:

DRAFT