

**MINUTES
PARK TOWNSHIP
ZONING BOARD OF APPEALS**
Holland, MI 49418

Regular Meeting
Via Zoom Conferencing
February 1, 2021
6:30 P.M.

DRAFT COPY

CALL TO ORDER:

Chair Dreyer called the regular meeting of the Park Township Zoning Board of Appeals at 6:30 P.M., held via Zoom conferencing per Executive Order.

ATTENDANCE:

Present: Doug Dreyer, Dennis Eade, Dave Fleece, John Foster, Loran Serne

Staff: Julie Lovelace, Zoning Administrator

Chair Dreyer welcomed Julie Lovelace, the new Zoning Administrator, and Loran Serne, new member of the Zoning Board of Appeals.

APPROVAL OF AGENDA:

Fleece moved, supported by Eade, to approve the agenda as submitted.

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

APPROVAL OF MINUTES:

Eade moved, supported by Foster, to approve the minutes of October 12, 2020 Regular Meeting as submitted.

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

BUSINESS ITEMS:

Item #1 – A request by Michael Grodhaus to allow construction of an addition to a single-family residence with a rear yard of approximately 24 feet where 50 feet is required per Section 38-246(3) of the Park Township Zoning Ordinance. Said lands and premises are located at

4221 N. Lakeshore Drive, Holland MI 49424 (Parcel 70-15-04-347-016), Zoned R-2 Lakeshore Residence District.

Lovlace introduced the agenda item and provided background information. The property is zoned R-2 and is .2486 acres or 10,829 square feet. It is legally nonconforming as the current ordinance requires a one-acre parcel minimum. There is an existing residence on the property built in 1960 with a rear wood deck that is less than 30” above the ground and, therefore, permitted to sit within the required rear yard. The applicant proposes to remove the existing deck and build an addition to square off that corner of the house with an approximately 128 square foot sunroom. There will be a 24’ rear setback where 50’ is required.

The applicant spoke to his request. Grodhaus said he is requesting permission to redo the sunroom and extend it across the width of the house. He bought the property in 2014. In the mid-1990s the sunroom was added to the house, but it was not insulated or heated. It has to be rebuilt into a more permanent addition with heat and air conditioning. He noted that the addition will remain on the same footprint and will not move closer to the lake.

Fleece asked if the addition will be a continuation of the existing roof line.

Grodhaus said the picture he submitted shows one option for the roofline but it may not be the final solution. It may slope in the other direction.

Foster asked if there are trees on the southeast side of the property.

Grodhaus said there is a large tree on the southeast corner but the addition is not on that side. There are no trees on the proposed construction side.

He added the neighbors on one side of his property are in support of the addition. He has not been in touch with the other neighbors but no one has expressed opposition to the addition.

PUBLIC HEARING

Dreyer opened the Public Hearing at 6:47 P.M.

There was no comment.

Dreyer closed the Public Hearing at 6:47 P.M.

Eade moved, supported by Fleece, to approve the applicant’s request.

Eade reviewed the Building Setback Exception Standards:

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

The proposed addition extends west and south to the existing walls, squaring off the corner of the house. The standard is met.

b. The overall effect of the proposed addition on adjoining properties and the character of the surrounding neighborhood; and,

The applicant stated it is his intention the addition will not adversely affect neighboring properties or encroach on their view.

c. The addition shall not be less than five feet from the side and rear lot lines and shall not be less than 10 feet from the front lot line.

The existing south wall is approximately 24' from the south lot line. The standard is met.

Roll Call Vote:

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

Ayes 5, Nays 0. Motion carried.

Item #2 – A request By Willis Weymon for an extension of time on the approved variance to add a new garage at 2344 Sunset Bluff Drive, Holland, MI. Because of COVID restrictions the applicant has delayed construction.

Dreyer recalled this original request and he saw no reason why this cannot be approved.

Lovelace explained that the applicant's request is appropriate for a year's extension. The Township grants the extension on approval of the Zoning Board of Appeals.

She said the applicant was not on the Zoom meeting, however, she had discussed the request with Weymon. It is acceptable to extend the variance for a one-year term under extenuating circumstances. The applicants hopes to complete the project in that time.

Fleece move, supported by Eade, to approve the request for extension of one year.

Roll Call Vote:

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

Ayes 5, Nays 0. Motion carried.

PUBLIC COMMENT

Dreyer opened Public Comment at 6:54 P.M.

There was no comment.

Dreyer closed Public Comment at 6:55 P.M.

ANNOUNCEMENTS

Lovelace said there will be two applications on the agenda for the March meeting. The prohibition of in-person meetings is through February 21 and may be extended again. Even if in-person meetings resume, a Zoom opportunity will be offered for those who do not want to attend an in-person group meeting. She will public notice it both ways.

She noted she is available in her Township office on Tuesday and Thursday.

The next meeting will be March 1, 2021.

ADJOURNMENT

Dreyer moved, seconded by Foster, to adjourn the meeting at 6:57 P.M.

Respectfully submitted,

Judith Hemwall
Recording Secretary
February 2, 2021

Approved: