ZONING BOARD OF APPEALS MEETING
MINUTES
THURSDAY, SEPTEMBER 9, 2021

1. The meeting was called to order by Chairman Meyer at 7:00 p.m.

2. Members Present: Meyer, DeWitt, Reifel
   Members Absent: None
   Alternate Present: Lyons

3. Chairman Meyer requested Alternate Board Member Lyons to sit as a regular member of the Board of Appeals.

4. Moved by DeWitt, seconded by Reifel, to approve the August 19, 2021, minutes as printed. The motion passed unanimously.

5. Public comments: None.

6. Chairman Meyer noted Rodger Devries has withdrawn his application.

7. Chairman Meyer opened a public hearing at 7:03 p.m. on a request filed by Christopher Schropp to construct a detached accessory building 25 feet in height and 1,748 square feet in size, requesting a variance from Zoning Ordinance Section 3.130 f) 4), and a variance from Zoning Ordinance, Section 3.130 f) 5). The parcel is described as parcel no. 70-03-16-254-038, commonly known as 0 Oak Street.

   Mr. Schropp explained the request and answered questions from Board Members.

   Chairman Meyer closed the public hearing at 7:04 p.m.

8. Chairman Meyer commented the request was similar to the request approved in 2018 and reviewed the July 30, 2018, staff report which applied to the variance request in 2021. There were no Board comments.

9. Moved by DeWitt, seconded by Reifel, to approve a request filed by Christopher Schropp to construct a detached accessory building 25 feet in height and 1,748 square feet in size, a variance from Zoning Ordinance Section 3.130 f) 4), and a variance from Zoning Ordinance, Section 3.130 f) 5), contingent on parcels 70-03-16-254-033 and parcel no. 70-03-16-254-038 being combined. Roll call vote: 4 yeas, 0 nays, motion passed.
10. Chairman Meyer opened a public hearing at 7:10 p.m. on a request filed by Jeff Beasley to construct a detached accessory building 25 feet in height and 780 square feet in size, requesting a variance from Zoning Ordinance Section 3.130 f) 5). The parcel is described as parcel no. 70-03-08-400-069, commonly known as 17748 Mohawk Drive.

Pete Baerman, 17760 Mohawk, commented on his concerns in granting the request and indicated he opposed the request.

Jeff Beasley explained the request and answered questions from Board Members.

A letter of support from Marc Johnson and Christy Dehoog Johnson, 17756 Mohawk was entered into the record.

A letter in opposition signed by residents at eight (8) addresses was entered into the record.

Chairman Meyer closed the public hearing at 7:20 p.m.

11. Chairman Meyer reviewed the staff report dated August 30, 2021, and there were no Board comments.

12. Moved by Lyons, seconded by DeWitt, to approve a request filed by Jeff Beasley to construct a detached accessory building 25 feet in height and 780 square feet in size, a variance from Zoning Ordinance Section 3.130 f) 5). The parcel is described as parcel no. 70-03-08-400-069, commonly known as 17748 Mohawk Drive. Roll call vote: 4 yeas, 0 nays, motion passed.

13. Chairman Meyer opened a public hearing at 7:25 p.m. on a request filed by Sytsma Construction, LLC, to construct a new house with a 15' front (south) yard setback and with a 49' rear (north) yard setback, requesting a variance from Zoning Ordinance Section 3.270 b) 1) and Section 9.150. The parcel is described as parcel no. 70-03-15-228-017, commonly known as 16073 Lake Point Drive.

Mike Birkhold, 16039 Harbor View Drive, commented a large house could be construct if the variance requests were approved, and the property received a variance when the current house was constructed. The variance request will approve building anywhere inside the proposed building envelope.

Beth Dickens, Trustee of 16073 Lakepoint, commented the house was constructed in 1974 and the house has a small floor plan.

Brian Sytsma, Sytsma Construction, LLC, explained the request and answered questions from Board Members.

Chairman Meyer entered in the record letters of opposition from Robert Ballard, 16051 Harbor View Drive, Tom Joiner, 16061 Harbor View Drive, Debbie Murdoch, 16063 Lakepoint Drive, and Tad & Sherry Boeve, 16069 Lakepoint Drive.
Bruce Mulligan, 16077 Lakepoint Drive, commented he would like to discuss these variance requests with buyers of the property, the street ending at his property and concerns with a possible deck obstructing his view.

Deborah Murdoch, 16063 Lakepoint Drive, commented there are issues currently with parking and with trucks turning around at the end of Lakepoint. Also need to know the size of the proposed house and the height.

Brian Sytsma withdrew his request for the 15’ front (south) yard setback variance.

Chairman Meyer closed the public hearing at 8:28 p.m.

14. Chairman Meyer reviewed the August 30, 2021, staff report and there were no Board comments.

15. Moved by DeWitt, seconded by to approve on a request filed by Sytsma Construction, LLC, to construct a new house with a 49’ rear (north) yard setback, requesting a variance from Zoning Ordinance Section 3.270 b) 1). The parcel is described as parcel no. 70-03-15-228-017, commonly known as 16073 Lake Point Drive. Roll call vote: 4 yeas, 0 nays, motion passed.

16. Board Member comments: None.

17. Zoning Administrator: No report.

18. The meeting was adjourned at 8:36 p.m.

Craig Bessinger, Secretary