CITY OF FERRYSBURG

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ZONING BOARD OF APPEALS MEETING
MINUTES
THURSDAY, FEBRUARY 10, 2022

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

2. Members Present: Reifel, DeWitt, Carlson, Lyons
   Members Absent: Meyer

3. Moved by DeWitt, seconded by Carlson, to approve the January 13, 2022, meeting minutes as printed. The motion passed unanimously.

4. Public comments: None.

5. Vice-Chairman Reifel opened a public hearing at 7:04 p.m. on a request filed by Rodger DeVries for retroactive approval of an existing building foundation with a 3-foot east setback variance for a patio/building foundation extension, to construct a front yard patio with a 2’ west front yard setback, and total lot coverage of 43.3% for all site improvements, variances from Zoning Ordinance, Section 3.60 and Section 9.150. The parcel is described as parcel no. 70-03-15-126-042 and 70-03-16-126-043, commonly known as 17534 Doric Avenue.

   Don DeVries, Fleis & VandenBrink Engineering, explained the request and answered questions from Board Members.

   Dan Smith, 16576 Malta Court, reviewed his presentation submitted to the City on February 7, 2022. Mr. Smith requested the Board to deny the 3’ east side yard setback.

   Stu Erbentraut, 16621 Lakeview Avenue, spoke in support of the request.

   Gary Rose, 16611 Lakeview Avenue, spoke in support of the request.

   Ann Smith, 16576 Malta Court, commented the drainage plan for the DeVries property is unknown and requested the Board deny the 3’ east side yard setback.

   Vice-Chairman Reifel closed the public hearing at 7:59 p.m.

6. Don DeVries commented he would withdraw his request for a 3’ east side yard setback and increase his west side yard setback request from 2’ to 5’ and reduce his request for lot coverage from 43.3% to 40%.
7. Moved by Lyons, seconded by DeWitt, to approve a request filed by Rodger DeVries to construct a front yard patio with a 5’ west front yard setback and total lot coverage of 40% for all site improvements, variances from Zoning Ordinance, Section 3.60 and Section 9.150. The parcel is described as parcel no. 70-03-15-126-042 and 70-03-16-126-043, commonly known as 17534 Doric Avenue. The motion passed unanimously.

8. Public comments: None.

9. Board Member comments:

   Board Member DeWitt requested the City require drainage plans for any construction in the IL-O Zone District.

   Boards Members Reifel, Lyons, and DeWitt commented they would not be available for the March Board meeting.


11. The meeting was adjourned at 8:17 p.m.

Craig Bessinger, Secretary