ZONING BOARD OF APPEALS MEETING
MINUTES
THURSDAY, SEPTEMBER 8, 2022

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

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

3. Moved by Carlson, seconded by Lyons, to approve the June 14, 2022, meeting minutes as printed. The motion passed unanimously.

4. Public comments: None.

5. Chairman DeWitt opened a public hearing at 7:03 p.m. on a request filed by Norman Dodds (Architect) for a five (5) foot north side yard setback instead of the required ten (10) foot north side setback (Section 9.150), rear deck setback of 20 feet and nine inches (20'9") feet instead of thirty (30) feet after allowable projection (Section 9.150), lot coverage of 39% instead of required 35% maximum lot coverage for patio and deck improvements (Section 9.150), zero (0) foot separation between the proposed deck and pool instead of the required ten (10) foot separation (Section 3.130 g.2.c), and a ten (10) foot rear yard setback for a pool instead of the required thirty (30) foot rear setback (Section 3.130 g.2.c). The parcel is described as parcel no. 70-03-18-475-001, commonly known as 19211 N Shore Drive.

Norman Dodds explained the request and answered questions from Board Members.

Tom Godfrey, 19183 North Shore Drive, commented when the house was built, 2 variances were granted, and additional variances should not be approved.

Sue Meekhof, 19201 North Shore Drive, commented if the rear yard deck variance was approved, it would block their view of the lighthouse.

A letter dated September 8, 2022, from Susan Lindquist, owner of lots 199, 200, 201, 202, and 198 (partial) opposing the variance requests was entered into the record.

A letter dated September 3, 2022, from Katrina and Ryan Peters, 19170 North Shore Drive, asking the Grand Haven Beach Association walkway to Lake Michigan be unobstructed during construction and after completion if the variance requests were approved.

Chairman DeWitt read into the record a memorandum from David Jirousek, Horizon Community Planning, dated September 2, 2022, which outlined not all standards for the variance requests have been met, and “A strict approach to variance consideration would result in the denial of all requests.”

Chairman DeWitt closed the public hearing at 7:55 p.m.
6. Moved by Lyons, seconded by Milligan, to not approve the request filed by Norman Dodds (Architect) for a five (5) foot north side yard setback instead of the required ten (10) foot north side setback (Section 9.150), rear deck setback of 20 feet and nine inches (20’9”) feet instead of thirty (30) feet after allowable projection (Section 9.150), lot coverage of 39% instead of required 35% maximum lot coverage for patio and deck improvements (Section 9.150), zero (0) foot separation between the proposed deck and pool instead of the required ten (10) foot separation (Section 3.130 g.2.c), and a ten (10) foot rear yard setback for a pool instead of the required thirty (30) foot rear setback (Section 3.130 g.2.c). The parcel is described as parcel no. 70-03-18-475-001, commonly known as 19211 N Shore Drive.

Moved by Lyons, to amend his motion to include based on the standards for the variance requests have not been met as outlined in David Jirousek’s memo dated September 2, 2022, his motion is to not approve the requests, seconded by Milligan.

The motion passed unanimously

7. Public comments: None.

8. Board Member comments:

   Board Member Carlson welcomed Board Member Milligan to the Zoning Board of Appeals Board.

   Board Member Carlson stated the applicant could come back to the Zoning Board of Appeals with a revised variance request.

   Chairman DeWitt welcomed Board Member Milligan to the Zoning Board of Appeals Board.


10. The meeting was adjourned at 8:02 p.m.

Craig Bessinger, Secretary