

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
MAY 28, 2020  
**Remote Electronic Meeting**

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Zoning Board of Appeals was called to order at 6:00 p.m. by Chair Voss.

II. ROLL CALL

Board of Appeals members present: Voss, Slater, Loftis, Behm, Hesselsweet, and Rycenga (alternate)

Board of Appeals members absent: None

Also present: Associate Planner Hoisington and Community Development Director Fedewa

**Without objection**, Hoisington was instructed to record the minutes for the meeting.

III. APPROVAL OF MINUTES

**Without objection**, the minutes of the November 26, 2019 ZBA Meeting were approved.

IV. OLD BUSINESS

Slater and Rycenga (alternate) recused themselves due to conflicts of interest. Slater has a financial interest in adjacent property and Rycenga has a financial interest through his business, which has been selected as a contractor for the project.

1. ZBA Case #20-01 – Dimensional Variance – Grand Haven Custom Molding

Party Requesting Variance:	Grand Haven Custom Molding
Applicant Representative:	Steve Witte, Nederveld Trevor Petroelje, CopperRock
Address:	1500 S Beechtree, Grand Haven
Parcel Number:	70-07-04-200-034
Location:	14016 172 <sup>nd</sup> Avenue

Grand Haven Custom Molding, represented by Steve Witte, is seeking a variance to allow the loading docks in the front yard and increase the slope of the stormwater basin to 1:4 which violates Sections 5.08.C, 8.12.G, and 4.02.A.3 of the Zoning Ordinance.

Fedewa provided an overview through a memorandum dated May 22<sup>nd</sup>.

The applicants representatives provided the following information regarding the variance request for the loading docks in the front yard.

- Due to the flag-lot shape of the parcel there is natural screening for the proposed loading docks provided by adjacent buildings.
- Moving the loading docks to the side yard would take away from the buildable area.
- A compliant location in the rear yard would abut a residential property. Conversely, a non-compliant location in the front yard would abut other industrial sites. Believe there is less negative impact if in the front yard.
- The proposed loading dock location provides the easiest access for anticipated semi-truck traffic.
- Agreed and confirmed there would be no outdoor storage unless/until a special land use permit is received.

The applicants representatives provided the following information regarding the variance request for the stormwater basin slope.

- The proposed 1:4 sloping matches Ottawa County Water Resources standards and would allow for a smaller footprint for the stormwater basin, which would preserve landmark trees.
- The basin is sized for a possible future addition to the warehouse.

The Board discussed the application and noted the following:

#### Loading Docks in a Front Yard

- Asked if loading docks could be moved to compliant location.
- Concerns about the expansive asphalt acting as storage space for semi-trucks.
  - Informed applicant that outdoor storage is a special lane use that would need to be applied for separately.
- Questioned purpose of gravel drive that surrounds the warehouse.
  - Applicant indicated the drive is only to be used as a fire lane.
- Adjacent residential property is mostly pasture, there would be little impact on resident.
  - Brief discussion about the potential for new development in the rear yards of parcels on 172<sup>nd</sup> and 168<sup>th</sup> between Hayes and Johnson. These yards are very long and it is possible that interior land could be developed if there was a new road built.
- Decided additional screening would be needed to provide full shielding of the docks from the road because of the angle of 172<sup>nd</sup> Avenue providing increased visibility when driving north.
  - Evergreens are to be planted along the west lot line and 8' tall block walls that match the exterior material will be placed on each end of the loading dock.

#### Stormwater Basin Slope

- Questioned location of basin in proximity to adjacent properties.

**Standard No. 1** – Exceptional or extraordinary circumstances:

Loading Docks:

- Legal lot of record.
- Being a flat lot, the building is setback over 660 feet from 172<sup>nd</sup>.
- The rear of the property abuts residential compared to the front yard abutting other industrial properties.
- The condition of additional screening with evergreens and a block wall is expected to address the increased visibility.

Ayes: Voss, Behm, and Hesselsweet

Nays: Loftis

Abstained: Slater, Rycenga

Stormwater Basin Sloping:

- The proposed sloping will save landmark trees.
- The steeper slopes will reduce the footprint of the basin and is sized for a possible future expansion.
- The 1:4 slope is the Ottawa County Water Resources standard.

Ayes: Voss, Behm, Hesselsweet, and Loftis

Nays: None

Abstained: Slater, Rycenga

**Standard No. 2** – Substantial property right:

Loading Docks:

- Industrial properties are required to have loading docks, but are required to be in the rear yard, unless it is not practical, in which case site enhancements can be required to minimize the negative visual impact.

Ayes: Voss, Behm, and Hesselsweet

Nays: Loftis

Abstained: Slater, Rycenga

Stormwater Basin Sloping:

- All new construction is required to obtain site drainage approval from the Ottawa County Water Resources (OCWRC).
- The 1:4 slope will be steeper than the required 1:5. The OCWRC requirement is a 1:4 slope.
- One of the primary statements of purpose for the US-31 Overlay Zone is to preserve landmark trees. Without significant redesign, a 1:5 slope would cause landmark trees to be removed.

Ayes: Voss, Behm, Hesselsweet, and Loftis  
Nays: None  
Abstained: Slater, Rycenga

**Standard No. 3** – Will not be a substantial detriment to adjacent parcels, or material impact on the intent and purpose of the Ordinance:

Loading Docks:

- The Board noted that no opposition was received from adjacent parcels.

Ayes: Voss, Behm, and Hesselsweet  
Nays: Loftis  
Abstained: Slater, Rycenga

Stormwater Basin Sloping:

- The Board noted that no opposition was received from adjacent parcels.

Ayes: Voss, Behm, Hesselsweet, and Loftis  
Nays: None  
Abstained: Slater, Rycenga

**Standard No. 4** – Request is not of such a recurrent nature as to make reasonably practical the formulation of a general regulation:

Loading Docks:

One other ZBA case requested to locate the loading docks in a front yard, which was approved but never built.

Ayes: Voss, Behm, and Hesselsweet  
Nays: Loftis  
Abstained: Slater, Rycenga

Stormwater Basin Sloping:

There are no known variance requests related to the slope of a stormwater basin. Other sites have not had an issue complying with the gentler slope.

Ayes: Voss, Behm, Hesselsweet, and Loftis  
Nays: None  
Abstained: Slater, Rycenga

**Motion** by Behm, supported by Hesselsweet, to **conditionally approve** a dimensional variance from Section 5.08.C and Section 8.12.G to place loading docks in the front yard. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met. Approval is conditioned upon the following:

1. Shall use 8' tall block walls to match building material on each end of the loading docks and use evergreens along the west lot line to provide additional screening for the loading docks.
2. Outdoor storage is not allowed on the site until a special land use permit is approved.

**Which motion passed**, as indicated by the following roll call vote:

Ayes: Voss, Behm, and Hesselsweet

Nays: Loftis

Abstained: Slater, Rycenga

**Motion** by Voss, supported by Behm, to **approve** a dimensional variance from Section 4.02.A.3 to increase the slope of the stormwater basin to 4:1. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met.

**Which motion passed**, as indicated by the following roll call vote:

Ayes: Voss, Behm, Hesselsweet, and Loftis

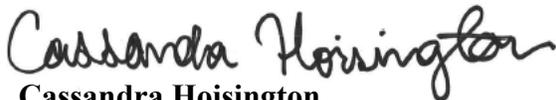
Nays: None

Abstained: Slater, Rycenga

- V. REPORTS – None
- VI. EXTENDED PUBLIC COMMENTS – None
- VII. ADJOURNMENT

**Without objection**, the meeting was adjourned at 7:25pm.

Respectfully submitted,



**Cassandra Hoisington**  
Acting Recording Secretary