AGENDA
Zoning Board of Appeals
Tuesday, December 15, 2020 – 7:00 p.m.
Remote Electronic Meeting

According to the Attorney General, interrupting a public meeting in Michigan with hate speech or profanity could result in criminal charges under several State statutes relating to Fraudulent Access to a Computer or Network (MCL 752.797) and/or Malicious Use of Electronics Communication (MCL 750.540). According to the US Attorney for Eastern Michigan, Federal charges may include disrupting a public meeting, computer intrusion, using a computer to commit a crime, hate crimes, fraud, or transmitting threatening communications. Public meetings are monitored, and violations of statutes will be prosecuted.

Zoom Meeting: go to www.zoom.us/join
Meeting ID: 949 1874 2529  |  Passcode: 683817

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I. Call to Order

II. Roll Call

III. Statement on Remote Meeting

IV. Approval of the August 25, 2020 ZBA Meeting Minutes

V. New Business
   A. ZBA Variance Application No. 20-03 – Grand Rapids Filtration Plant – Solar Arrays
   B. 2021 Housekeeping Duties
      i. Meeting Schedule
         a) Discussion – Change Meeting Date
      ii. Appointment of Officers

VI. Reports
   ➢ New Member Joins the ZBA!

VII. Extended Public Comments & Questions (Limited to 4 minutes)
   To provide comments, please “Raise Hand” by pressing Alt+Y or open Participant Panel and click Raise Hand button, found in lower right corner. The Zoom Moderator will unmute you when it is your turn to speak.

VIII. Adjournment
MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 25, 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 7:00 p.m. by Chair Voss.

II. ROLL CALL
Board of Appeals members present: Voss, Slater, Loftis, and Behm
Board of Appeals members absent: Hesselsweet, and Rycenga (alternate)
Also present: Community Development Director Fedewa

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

III. APPROVAL OF MINUTES

Without objection, the minutes of the May 28, 2020 ZBA Meeting were approved.

IV. OLD BUSINESS

1. ZBA Case #20-02 – Dimensional Variance – Hoekenga

   Party Requesting Variance: Tom Hoekenga
   Address: 14956 Lakeshore Drive, Grand Haven
   Parcel Number: 70-03-32-278-006
   Location: 14956 Lakeshore Drive

   Hoekenga is seeking a variance to maintain the 98-inch tall fence located on the subject property when only 72-inches is permitted. The fence was installed for privacy due to elevation changes. A permit for the fence was not obtained prior to construction. This request violations Section 10.03.E of the Zoning Ordinance.

   Fedewa provided an overview through a memorandum dated August 21st.

   Hoekenga was present and provided the following information:
   
   - Built fence for privacy.
   - Neighboring property is ≈18-inches higher + his property is ≈18-inches lower which equates to a 36-inch change in elevation.
   - To the top of the metal portion of the fence is approximately 6-feet.
   - Spoke to neighbors before building and each said design and height was fine.
   - Property is at the base of a hill and surrounding properties all slope to his yard.
• People walking along the pathway and an Assistant Chief with the Michigan State Police have stopped by to say it is a “great looking fence.”

• Without the privacy provided by this taller fence, he is prohibited from enjoying the property in the way he wants.

• The view of the neighboring property can be unsightly.

The Board discussed the application and noted the following:

• Board does not fault Hoekenga because he did not know how to navigate the situation. Further, the fence is attractive, and the property and rear yard are all high-quality and aesthetically pleasing.

• Inquired if the Township staff have other fence height issues.
  o Per staff, typically the property owner contacts the Township prior to installation and learns of the height restriction. At times a permitted fence will not be installed to follow the grade, but instead is “stepped” along the grade causing too large of a gap between the ground and bottom of fence. Owner is required to rectify this problem, which is typically done with landscaping or re-installation.

• Noted that owners cannot build landscape berms and install a fence on top of that to circumvent the ordinance. Rather, evergreens and other landscaping must be used to supplement.

• Explained the owner could install railings on the deck and attach a trellis- or pergola-type to top of rail for added privacy.
  o Per Hoekenga, that would solve the deck privacy issue but not privacy concerns around the fire pit.

• Discussed potential alternatives, suggestions, or modified variance:
  o Perhaps the top 2-feet of the segment facing Lakeshore Drive could be lowered to 6-feet.
  o Grant an 18-inch variance to compensate for the grade change, and the segment visible from Lakeshore Drive be lowered to 6-feet.
  o Board noted the awkwardness of the situation because the fence is already constructed and do not enjoy taking an enforcement position.
    ▪ Per staff, suggested a long-term variance option—allow Hoekenga to keep the 98-inch fence for now, direct him to plant fast-growing evergreens so within 2-years the trees can compensate for the privacy. After the 2-years, Hoekenga would be required to lower the fence to 6-feet because the privacy has been re-obtained by way of the evergreens. If this is pursued, an agreement should be drafted by the Township Attorney to be recorded against the property.

• Board inquired if applicant was amenable to this solution. Hoekenga explained he does not want to plant anything because the trees do not fit into the design of the yard. Does find it
acceptable to lower certain segments of the fence such as the part facing Lakeshore Drive.

- Fence is attractive, is already constructed, and the variance case came about through Township-initiated code enforcement. Not a neighbor-complaint.
  - If a variance was approved under these circumstances, concerned that precedence could be set over the term “attractive” because that is too subjective and could allow people to build almost anything.
  - Would likely require a text amendment instead of a variance, if this option was pursued.
- Agreed that if this property were located in a new subdivision the grade would likely be flat and these elevation changes that are causing privacy concerns would be a moot point.

Standard No. 1 – Exceptional or extraordinary circumstances:
- Elevation changes are not significant enough when compared to other variances that have been granted.
- If a 1’ to 3’ elevation change could warrant a variance, how could that be regulated.
- Lot is undersized, but so are many other lots within the Township.

Ayes: Slater
Nays: Voss, Behm, Loftis
Absent: Hesselsweet, Rycenga

Standard No. 2 – Substantial property right:
- The amount of privacy was visible at the time the property was purchased.

Ayes: None
Nays: Voss, Behm, Loftis, Slater
Absent: Hesselsweet, Rycenga

Standard No. 3 – Will not be a substantial detriment to adjacent parcels, or material impact on the intent and purpose of the Ordinance:
- Received correspondence in support of the fence from a non-abutting neighbor.
- Did not receive correspondence in support of this fence from the abutting neighbor.
- Setting precedence is of great concern with this case.

Ayes: Slater
Nays: Voss, Behm, Loftis
Absent: Hesselsweet, Rycenga

Standard No. 4 – Request is not of such a recurrent nature as to make reasonably practical the formulation of a general regulation:
• Requests for a taller fence are common.
• Elevation changes within a few feet are exceptionally common in the Township.

Ayes: None
Nays: Voss, Behm, Loftis, Slater
Absent: Hesselsweet, Rycenga

Motion by Voss, supported by Loftis, to deny a dimensional variance from Section 10.03.E to keep a 98-inch tall fence in the rear yard. The owner is directed to reduce the height to a maximum of 6-feet by May 1, 2021. Denial of this variance is based upon this Board’s findings that all four standards have not been affirmatively met. Which motion passed unanimously, as indicated by the following roll call vote:

Ayes: Voss, Behm, Loftis, Slater
Nays: None
Absent: Hesselsweet, Rycenga

V. REPORTS

➢ Associate Planner Hoisington has assumed the lead planner role with Spring Lake Village pursuant to the contract for services. Therefore, Director Fedewa will resume the lead staff position with the Township’s ZBA.

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:50pm.

Respectfully submitted,

Stacey Fedewa, AICP
Acting Recording Secretary
December 1, 2020

Stacey Fedewa, Community Development Director
Grand Haven Charter Township
13300 168th Avenue
Grand Haven, MI 49417

Subject: Opposition to ground mounted solar arrays

Dear Grand Haven Zoning Board,

I am against the installation of solar arrays on the grounds of the Grand Raids Water Filtration Plant that is the subject of the December 15th public hearing.

I offer for consideration the review of all electric use inside the Filtration Plant for improved electrical efficiencies to reduce consumption of electricity. In short, where could the plant conserve electricity?

I would also like the roof top option considered for the placement of the solar arrays. Many other businesses have been able to use this placement as a viable option.

Very Truly Yours,

[Signature]
Richard G. Morrison
11129 Lakeshore Drive
West Olive, MI 49460
I am writing in regards to the GR Water Filtration Plant asking the Township to allow ground mounted solar panels in front of their building, presumably on the north side, of their building. I feel the current building is already a HUGE eyesore to the neighborhood. Most times of the year the bright blue water tanks are sporting green mold. The stone fencing is not laid properly and has a rolling appearance and the building itself is in disrepair along with the building purchased just north of the old filtration plant…which, by the way, is the only thing still looking good. These solar panels, in our opinion, would only devalue our property more then it already has been by the current structure. Why can’t they put the panels ON TOP of the building or to the south of the building out of sight? Furthermore, I sure would like to see the GR water filtration plant do something nice for the nearby residents in return. Maybe to install a pathway to the lake for the nearby residents to use? Just a thought!

Richard and Gail Pellegrom
11261 168th Ave.
Grand Haven, MI 49417
616-502-4196

We own the property just north east of the Filtration Plant along M-45.

Submitted December 11, 2020
Sent from my iPad
Community Development Memo

DATE: December 11, 2020

TO: Zoning Board of Appeals

FROM: Stacey Fedewa, AICP – Community Development Director

RE: 11177 Lakeshore – Dimensional Variance Application No. 20-03

PARCEL INFORMATION

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<thead>
<tr>
<th>Owner</th>
<th>City of Grand Rapids</th>
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<tr>
<td>Property Address</td>
<td>11177 Lakeshore Drive</td>
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<tr>
<td>Parcel Number</td>
<td>70-07-28-100-011</td>
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<tr>
<td>Lot Size</td>
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<td>Elevation</td>
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<td>Required Ground-Mounted Solar Array Locations</td>
<td>Shall not be in front yard</td>
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<tr>
<td>Requested Ground-Mounted Solar Array Locations</td>
<td>Front Yard</td>
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BACKGROUND

For the last few years, the City of Grand Rapids has been reviewing all of their facilities and equipment to determine if renewal energy could assist in their consumption and reduce overall utility costs. The Lake Michigan Filtration Plant (LMFP) is the only site the City has found that will create a net savings. There is also a federal tax credit available to the City.

For these reasons, the City began working with CMS Energy on developing a plan for ground-mounted solar arrays. To reach the energy savings, CMS has indicated about 3.5-acres of solar arrays is needed.
Section 3.03.A.2 – Ground Arrays

The zoning ordinance prohibits ground arrays from being located in the front yard. The applicant has indicated the only viable location on the site is the front yard as shown in this map:

Pursuant to Section 2.13 – Yard and Lot Regulations, subsection G states, in the case of a corner lot, the front yard shall be the shorter street frontage.

The **west lot line has been established as the front yard.** The subject property is a corner lot at Lakeshore Drive and Lake Michigan Drive. The north lot line (LMD) is about 2,075 linear feet. The west lot line (Lakeshore Dr) is about 825 linear feet. This information confirms the proposed ground array is located within the front yard, hence the need to apply for a variance.

Section 3.03.B – Permitted or Special Land Use?

This section establishes when ground arrays are a use permitted by right or requires special land use approval. The determining factor is if the area of the arrays is larger or smaller than the footprint of the main building.

- If arrays are larger than the main building = requires special land use approval by the planning commission.
- If arrays are smaller than the main building = use permitted by right, no planning commission approval is required.

Ground- or Roof-Mounted Arrays?

When the City of Grand Rapids first contacted the Township, the proposed size of the ground arrays was 8-acres. Clearly, a special land use process. Subsequently, CMS Energy determined they could accomplish the same goal with only 3.5-acres dedicated to the arrays.

As part of the variance memo staff measured the size of the roofs at the project site and it tops 8-acres in size. At first blush, it appears installing the solar panels on the roof is the best method.

However, the applicant indicates in the narrative, “City of Grand Rapids representatives do not believe the roof is suitable for such an array.” This may become a key factor in the ZBA’s decision-making process, so staff has advised the applicant to be prepared with additional information.
Recommended Discussion Items

Recall, the ZBA has denied a similar variance request, see case 18-02. The minutes have been included in your packets. To aid in the discussion, the following subjects are recommended:

→ Why must the arrays be located on the ground?
  o Can they be located on the roof?
  o Can part be located on the roof and part located on the ground?

→ Why can the arrays not be located in a compliant yard?
  o Rear yard or side yard

→ Arrays are proposed at 9 feet in height. The narrative indicates the arrays will not obstruct views.
  o The Filtration Plant building will have obstructed views. Drivers may have obstructed views.

→ Driver distraction concerns. Being located in the front yard will likely draw the attention of passersby.

→ What aesthetic enhancements are proposed to soften the appearance of having a solar farm in the front yard of a major intersection.
  o The front yard prohibition is predominately related to aesthetics.
  o Staff has recommended pollinator fields be planted.
  o A few years ago, the City of Grand Rapids informed the Township of two improvements to this site, but no action has been taken. What is the status?
    ▪ Improve the area on LMD for vehicles to pull-off and install small playground.
    ▪ Reduce lawn maintenance costs by replacing the turf grass with dune grass.

Example of ground-mounted arrays. The setback in GHT would be a minimum of 25’ per ordinance. Applicant is proposing a 60’ setback from LMD centerline, but LMD has a 100’ right-of-way. If the right-of-way is excluded the setback may only be 10’-9¼”?

Can the arrays be sited in the front yard and comply with setbacks?
ZBA Authority vs. Planning Commission

The ZBA’s role is limited to determining if the request to place the solar panels in the front yard can meet the 4 standards. While making this determination you may ask whatever questions are necessary to help each member feel comfortable making a decision.

The ZBA may also impose conditions if it finds the variance will be approved. Examples include, planting pollinator fields, screening, and other mitigation factors that can address the impact the arrays would have on the area.

The Planning Commission’s role is to review the special land use standards (see Section 3.03.B of the zoning ordinance) and determine if the use itself is suitable for the property and surrounding area. The PC can also impose conditions, which can go beyond the location of the arrays themselves.

VARIANCE STANDARDS

To authorize a dimensional variance from the strict applications of the provisions of this Ordinance, the ZBA shall apply the following standards and make an affirmative finding as to each of the matters set forth in the standards.

STANDARD 1

There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification.

   Existing wooded areas on the property. The area in the front yard appears to be the obvious location because it is cleared. Are other alternative locations available.

   The ZBA will need to determine whether this standard is met.

STANDARD 2

The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

   Every property owner has the right to install solar panels, but not in their front yards. The cost savings the City of Grand Rapids would receive as a result of the arrays cannot be deemed sufficient to warrant a variance.

   The ZBA will need to determine whether this standard is met.

STANDARD 3

Authorization of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.
Two items of correspondence were received objecting to the solar arrays on the ground and questioning why they are not on the roof. Will the location and aesthetics of the arrays become detrimental?

The ZBA will need to make the determination whether this standard is met given the circumstances of this case and the findings on standards 1 and 2.

### STANDARD 4

The condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

The ZBA will need to make the determination whether this standard is met.

### SAMPLE MOTIONS

If the ZBA determines each standard has been affirmative met, the following motion can be offered:

**Motion to conditionally approve** a dimensional variance from Section 3.03.A.2.a to allow a 3.5-acre ground-mounted solar array in the front yard of 11177 Lakeshore Drive. Approval of this variance is based upon this Board’s findings that all four standards have been affirmatively met, and are subject to the following condition(s):

1. *List conditions...*

However, if the ZBA determines each standard has not been affirmatively met, the following motion can be offered:

**Motion to deny** a dimensional variance from Section 3.03.A.2.a to allow a 3.5-acre ground-mounted solar array in the front yard of 11177 Lakeshore Drive. Denial of this variance is based upon this Board’s findings that all four standards have not been affirmatively met.

If the ZBA determines that more information is needed to make an affirmative finding, the following motion can be offered:

**Motion to table** the dimensional variance application for 11177 Lakeshore Drive, and direct the applicant and/or staff to provide the following information, which will be considered at the next regularly scheduled ZBA meeting:

1. *List items here...*

Please contact me with questions or concerns.
# Zoning Board of Appeals Application

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* To cover cost of legal and consulting fees, may be increased as necessary

## Applicant/Appellant Information

**Name:** Krishnan Kandasamy

**Phone:** 517-581-4048

**Address:** One Energy Plaza, Jackson, MI 49201

**Email Address:** Krishnan.Kandasamy@cmsenergy.com

## Owner Information (If different from applicant/appellant)

**Name:** Wayne Jernberg, Water System Manager

**Phone:** 616-456-4055

**Email:** jernberg@grand-rapids.mi.us

**Address:** City of Grand Rapids, 300 Monroe Avenue NW, Grand Rapids, MI 49503

**Email Address:** jernberg@grand-rapids.mi.us

## Property Information (Include a survey or scaled drawing)

**Address:** 17350 Lake Michigan Dr., Grand Rapids, MI 49503

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## General Information (Check one)

- ✔️ Application for Variance
- ✗ Request for Interpretation
- ✗ Notice of Appeal

**NOTE:** Please provide a scaled drawing with details of your proposed work including the dimensions of any structures (i.e. height, width & length), building materials, the setbacks to ALL property lines, and other existing structures on the parcel, and any other relevant information, as needed.

## Variance Requested (If applicable)

1. Attach a Narrative: Description of Request; Why it is needed; and Addresses each of the 4 Standards
2. Variance Requested From the Requirements of Section Number(s) 3.03.A.2.a
3. Relating to ground-mounted arrays shall not be located in the front yard (see attached narrative)
4. Structure/Land Use (After Variance) Photovoltaic solar energy generation to be used at facility
5. Overall Building Size (After Variance) Footprint of array 375' x 400' = 150,000 sq. ft. = 3.5 acres
6. Setbacks from lot lines (After Variance):
   - a. Front Yard n/a feet
   - b. Rear Yard n/a feet
   - c. Side Yard #1 n/a feet
   - d. Side Yard #2 n/a feet

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Last Revised 7/15/20
RELEASE FORM

The undersigned has applied to the Grand Haven Charter Township Zoning Board of Appeals for a variance. The undersigned hereby authorizes the members of the Zoning Board of Appeals and appropriate Township staff members to inspect the property (address stated below) at reasonable times, in regards to the consideration of my request for a variance.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Krishnan Kangasamy
Applicant's Signature

11/25/2020
Date

17350 Lake Michigan Dr., Grand Rapids, MI 49503
Property Address

For Office Use Only
Date Received ___________________________ Fee Paid? ______________________

ACTION TAKEN BY TOWNSHIP BOARD OF APPEALS

( ) Application Approved

( ) Application Denied

Description of variance granted or other action taken including conditions imposed, if any:

_________________________________________________________________________

_________________________________________________________________________

_________________________________________________________________________

Grounds for Board action including findings as to standards and requirements prerequisite to imposition of conditions under ordinance:

_________________________________________________________________________

_________________________________________________________________________

_________________________________________________________________________

Signature of ZBA Chairperson

Date

Last Revised 7/15/20
VARIANCES.

(A) Dimensional Variance. Except as otherwise provided, to authorize a non-use or dimensional variances from the strict applications of the provisions of this Ordinance, the Zoning Board of Appeals shall apply the following standards and shall make an affirmative finding as to each of the matters set forth in each of such standards:

(1) That there are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification. Exceptional or extraordinary circumstances or conditions include:
   (a) Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance, or amendment thereto;
   (b) Exceptional topographic conditions;
   (c) Any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or
   (d) By reason of the use or development of the property immediately adjoining the property in question

(2) That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

(3) That authorization of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.

(4) That the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.
NEW PV SYSTEM: 1133.44 kW DC
City of Grand Rapids
01 | Plot Plan and Vicinity Map

NEW PV SYSTEM: 1133.44 kW DC

City of Grand Rapids

DESIGN SPECIFICATIONS:
- OCCUPANCY: Commercial
- ZONING: Commercial
- MIN AMBIENT TEMP: -19°C
- MAX AMBIENT TEMP: 33°C
- GROUND SNOWLOAD: Case Specific PSF
- WIND EXPOSURE: D
- WIND SPEED: 15.62 MPH
- INTERCONNECTION VOLTAGE:
- ARRAY ORIENTATION: Portrait

PROJECT MANAGERS:
- PRIMARY ENGINEER: Bryan Rollins
- CONSTRUCTION: Lucas Olinyk

SCOPE OF WORK:
- PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED OR GROUND-MOUNTED PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT

PROJECT NOTES:
- THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES
- GROUND FAULT DETECTION AND INTERRUPTION (GFDI) DEVICE IS INTEGRATED WITH THE INVERTER IN ACCORDANCE WITH [NEC 690.5(A)]
- THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION
- LINE-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 705.12(A)]
- LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 690.4(A)]
- ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY [NEC 690.4] & [NEC 690.60]

PV MODULES: UL 1703 CERTIFIED, NFPA 70 CLASS C FIRE INVERTER(S): UL 1741 CERTIFIED, IEEE 1547, 929, 519
COMBINER BOX(S): UL 1703 OR UL 1741 NECESSARY

MONITORING:
- RACKING SYSTEM USED:
- ARRAY ORIENTATION:

COVER PAGE AND PROJECT DESCRIPTION

MODULE LAYOUT AND SITE PLAN

ELECTRICAL LINE DIAGRAM
### Module Layout & Site Plan

**Designed By:**

**Sheet Name:** Module Layout & Site Plan

**Sheet Size:** ANSI (11" x 17")

**Sheet Number:** PV-02

**Location:**
- **Customer:** City of Grand Rapids
- **Project:** 17350 Lake Michigan Dr
- **City of West Olive, Michigan**

**Address:** 2218 East High Street
Jackson, Michigan 49203

**Phone:** (877) 788-0220

**Web:** harvestsolar.com

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**Array Description**

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**Array Area**

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<th># OF MODULES</th>
<th>ARRAY AREA (SQ. FT.)</th>
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**Equipment Pad Containing Transformer, Switchboard, and Auxiliary Equipment (EST. 30' X 30')**

**Point of Interconnection Inside Facility on Utility Grid**

4160/480V Substation

6' Cyclone Fencing Around Array

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**Module Type, Dimensions, & Weight**

- **Number of Modules:** 2576
- **Module Type:** Canadian Solar 440W Panels
- **Module Weight:** 54.9 lbs
- **Module Dimensions:** 83" x 41.3" x 1.57"

**Array Description**

- **Footprint of Array:** 375' x 400' or 150,000 square feet or 3.5 acres

**RBI**

- **# of Modules**
- **Array Area (SQ. FT.)**

---

**MAX HEIGHT OF ARRAYS:** 9 FEET

---

**Service Road**

---

**Lake Michigan Drive**

---

**NOT FOR CONSTRUCTION:**

- **Service Road**
- **Lake Michigan Drive**
(A) Dimensional Variance. Except as otherwise provided, to authorize a non-use or dimensional variances from the strict applications of the provisions of this Ordinance, the Zoning Board of Appeals shall apply the following standards and shall make an affirmative finding as to each of the matters set forth in each of such standards:

(1) That there are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification: Exceptional or extraordinary circumstances or conditions include:

(a) Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance, or amendment thereto;
(b) Exceptional topographic conditions;
(c) Any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or
(d) By reason of the use or development of the property immediately adjoining the property in question.

It has been established that the Lake Michigan Filtration Plan could use several megawatts of solar; however, given the available ground space for such an array, the northwest corner near the substation has been deemed the best (and only) available site for a ground mounted solar array. Given the limited footprint available, an array of 1.13 megawatts is being proposed on this flat, clear ground as opposed to a larger one elsewhere on the property. Other potential sites that have been discounted to implement include wooded areas (we do not wish to take down acres of trees), the rooftop of the facility (City of Grand Rapids representatives do not believe the roof is suitable for such an array), areas already in use by the facility for normal course of operation, and topographically difficult areas of the property.

(2) That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

This lot has a very unique shape, and is used for a very unique purpose compared to its surrounding neighbors. Technically, the array is being proposed in the “front yard” of the facility, but this front yard also contains a view of the filtration facility, and a substation on the corner of the parcel. The addition of a solar array in this landscape should only improve the aesthetic, and help achieve the environmental goals of the City of Grand Rapids to implement this renewable energy project.

(3) That authorization of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.

There is no evidence or proof that solar installations will be of any substantial detriment to adjacent properties to the filtration plant. They are low to the ground and do not impede views. They do not move, nor make any noise. We would argue that it will effectively improve the public health, safety, and general welfare of the community.

(4) That the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

As mentioned before, this parcel, and its current use, are unique to the area. This solar project is also unique, and thus it shows that no such project will be of a recurrent nature as to make it reasonably practical for its application as a general regulation as part of this Ordinance. We feel the “front yard” language in this Ordinance can make an exception for the Lake Michigan Filtration Plant.
(A) **Dimensional Variance.** Except as otherwise provided, to authorize a non-use or dimensional variances from the strict applications of the provisions of this Ordinance, the Zoning Board of Appeals shall apply the following standards and shall make an affirmative finding as to each of the matters set forth in each of such standards:

1. That there are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification: Exceptional or extraordinary circumstances or conditions include:
   - Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance, or amendment thereto;
   - Exceptional topographic conditions;
   - Any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or
   - By reason of the use or development of the property immediately adjoining the property in question. It has been established that the Lake Michigan Filtration Plan could use several megawatts of solar; however, given the available ground space for such an array, the northwest corner near the substation has been deemed the best (and only) available site for a ground mounted solar array. Given the limited footprint available, an array of 1.13 megawatts is being proposed on this flat, clear ground as opposed to a larger one elsewhere on the property. Other potential sites that have been discounted to implement include wooded areas (we do not wish to take down acres of trees), the rooftop of the facility (City of Grand Rapids representatives do not believe the roof is suitable for such an array), areas already in use by the facility for normal course of operation, and topographically difficult areas of the property.

2. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

   This lot has a very unique shape, and is used for a very unique purpose compared to its surrounding neighbors. Technically, the array is being proposed in the “front yard” of the facility, but this front yard also contains a view of the filtration facility, and a substation on the corner of the parcel. The addition of a solar array in this landscape should only improve the aesthetic, and help achieve the environmental goals of the City of Grand Rapids to implement this renewable energy project.

3. That authorization of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.

   There is no evidence or proof that solar installations will be of any substantial detriment to adjacent properties to the filtration plant. They are low to the ground and do not impede views. They do not move, nor make any noise. We would argue that it will effectively improve the public health, safety, and general welfare of the community.

4. That the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

   As mentioned before, this parcel, and its current use, are unique to the area. This solar project is also unique, and thus it shows that no such project will be of a recurrent nature as to make it reasonably practical for its application as a general regulation as part of this Ordinance. We feel the “front yard” language in this Ordinance can make an exception for the Lake Michigan Filtration Plant.
1. Has there been any site analysis/due-diligence done to determine if enough sunlight is available and ensure trees will not block the sun, etc.

ES Services Company conducted an onsite, electrical infrastructure, and interconnection due-diligence on October 27th, 2020 to determine the optimal location for the solar array. Some potential sites considered initially were later removed from consideration, due to presence of mature trees and Lake Michigan Filtration Plant’s (LMFP) operational constraints. Based on the October 27th due-diligence and after consultations with LMFP management, the site we are requesting the variance for, was selected.

Additionally, a helioscope study (see Exhibit A) was done for the selected site to determine soiling/shading of the solar array. Based on the helioscope study, solar generation from the selected site was found to be acceptable and economically viable.

2. Standard #1, there should be tangible evidence why the arrays cannot be located anywhere else. You will need to answer the question why the roof is not suitable. Cannot it not support the weight? Is it not large enough? Can you do a shared system of roof and ground-mounted?

The roof of the LMFP facility is not suitable for placing solar array for the following reasons.

- **Age of the Roof** – Ranges from 2 (smaller sections) to 30 years. LMPF has plans and budget for ongoing renovations and maintenance, which could interrupt solar array operations.

- **Varying Roof Elevations and Obstructions** – The LMFP facility’s roof is not a one contiguous unit. Some roof sections have different elevations. Additionally, there are several exhaust vents, air handlers etc., that limit the available space for solar array. Shared roof and ground-mounted systems would increase cost and make the project uneconomical.

- **On-going Maintenance and Roof Replacement** – LMFP has plans to renovate and/or maintain the roof space and placing the solar array would impede, if not jeopardize those plans. Roof-top solar would limit the community educational value as well, since it would not be readily visible.
Other sites considered for the solar array are not viable, because it would require cutting down mature trees or building over drainage fields (see picture below)

Pollinator Field (New Addition)

In order to further enhance the public health and general welfare of the community, ES Services Company will seed the area around solar array (~5 acres) with a native pollinator seed mix suitable to site conditions sourced from nurseries within 150 miles of the site. Native seed mixes may include Midwest Mesic Pollinator and/or Low-Profile Prairie seed mixes from Cardno’s Walkerton, Indiana native plant nursery, or similar. The site will be seeded during the growing season, anticipated to be spring 2021. Site shall be planted in accordance with a site establishment and planting plan designed to achieve a score of at least 76 on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.
Exhibit A: Solar Equipment Annual Production Report/ Helioscope Simulation

Design 2 (remove single phase poles) City of Grand Rapids, 17350 Lake Michigan Dr. Grand Rapids, MI 49503

**System Metrics**

- **Design:** Design 2 (remove single phase poles)
- **Module DC Nameplate:** 1,145 kW
- **Inverter AC Nameplate:** 514.3 kW
- **Load Ratio:** 1.25
- **Annual Production:** 1,555 kWh
- **Performance Ratio:** 81.8%
- **Irradiation:** 1,348.3
- **Weather Dataset:** TMY, 10km Grid (42.95,-86.25), WBER (prospectus)
- **Simulator Version:** 49e6b1cb-79b03d4071a5a7f1e-236ee9de

**Monthly Production**

**Annual Production**

<table>
<thead>
<tr>
<th>Description</th>
<th>Output (kWh)</th>
<th>% Delta</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Global Horizontal Irradiance</td>
<td>1,433.5</td>
<td></td>
</tr>
<tr>
<td>POA Irradiance</td>
<td>1,648.7</td>
<td>15.8%</td>
</tr>
<tr>
<td>Shaded Irradiance</td>
<td>1,571.2</td>
<td>-4.7%</td>
</tr>
<tr>
<td>Irradiance after Reflection</td>
<td>1,530.6</td>
<td>-2.6%</td>
</tr>
<tr>
<td>Irradiance after Sooting</td>
<td>1,478.1</td>
<td>-3.4%</td>
</tr>
<tr>
<td><strong>Total Collector Irradiance</strong></td>
<td>1,478.1</td>
<td>0.0%</td>
</tr>
<tr>
<td>Nameplate</td>
<td>1,624,256.2</td>
<td></td>
</tr>
<tr>
<td>Output at Irradiance Levels</td>
<td>1,671,882.2</td>
<td>-0.7%</td>
</tr>
<tr>
<td>Output at Cell Temperature Derate</td>
<td>1,657,578.8</td>
<td>-0.9%</td>
</tr>
<tr>
<td>Output After Mismatch</td>
<td>1,594,840.5</td>
<td>-3.8%</td>
</tr>
<tr>
<td>Optimal DC Output</td>
<td>1,590,846.6</td>
<td>-0.3%</td>
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<tr>
<td>Constrained DC Output</td>
<td>1,573,335.0</td>
<td>-1.1%</td>
</tr>
<tr>
<td>Inverter Output</td>
<td>1,543,030.0</td>
<td>-1.3%</td>
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<tr>
<td>Energy to Grid</td>
<td>1,535,330.0</td>
<td>-0.5%</td>
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</tbody>
</table>

**Temperature Metrics**

- **Avg. Operating Ambient Temp:** 19.8°C
- **Avg. Operating Cell Temp:** 18.3°C

**Simulation Metrics**

- Operating Hours: 4669
- Solved Hours: 4669
ES SERVICES COMPANY

**Condition Set**

<table>
<thead>
<tr>
<th>Description</th>
<th>Condition Set 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weather Dataset</td>
<td>TMX, 10km Grid (42.95, -86.25), NREL (prospector)</td>
</tr>
<tr>
<td>Solar Angle Location</td>
<td>Meteorology</td>
</tr>
<tr>
<td>Transmission Model</td>
<td>Perez Model</td>
</tr>
<tr>
<td>Temperature Model</td>
<td>Sandia Model</td>
</tr>
</tbody>
</table>

**Temperature Model Parameters**

<table>
<thead>
<tr>
<th>Rack Type</th>
<th>a</th>
<th>b</th>
<th>Temperature Delta</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed Tilt</td>
<td>-3.56</td>
<td>-0.075</td>
<td>3°C</td>
</tr>
<tr>
<td>Roof Mount</td>
<td>-2.81</td>
<td>-0.0455</td>
<td>0°C</td>
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</table>

Solling (%)

<table>
<thead>
<tr>
<th>J</th>
<th>F</th>
<th>M</th>
<th>A</th>
<th>M</th>
<th>J</th>
<th>A</th>
<th>S</th>
<th>O</th>
<th>N</th>
<th>D</th>
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</thead>
<tbody>
<tr>
<td>10</td>
<td>10</td>
<td>6</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>4</td>
<td>8</td>
</tr>
</tbody>
</table>

Irradiation Variance = 5

Cell Temperature Spread = 2°C

Module Binning Range = 2.5% to 2.5%

AC System Devote = 0.5%

**Module Characterizations**

<table>
<thead>
<tr>
<th>Module</th>
<th>Uploaded By</th>
<th>Characterization</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSI-440W (Canadian Solar)</td>
<td>Folsom Labs</td>
<td>Spec Sheet, Characterization, PAN</td>
</tr>
</tbody>
</table>

**Component Characterizations**

<table>
<thead>
<tr>
<th>Component</th>
<th>Name</th>
<th>Uploaded By</th>
<th>Characterization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inverters</td>
<td>Sunny Tripower 24000TL-US (SMA)</td>
<td>Folsom Labs</td>
<td>Modified CEC</td>
</tr>
</tbody>
</table>

**Wiring Zones**

<table>
<thead>
<tr>
<th>Description</th>
<th>Combiner Poles</th>
<th>String Size</th>
<th>Stringing Strategy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wiring Zone</td>
<td>12</td>
<td>4-18</td>
<td>Along Racking</td>
</tr>
</tbody>
</table>

**Field Segments**

<table>
<thead>
<tr>
<th>Description</th>
<th>Racking</th>
<th>Orientation</th>
<th>Tilt</th>
<th>Azimuth</th>
<th>Intradew Spacing</th>
<th>Frame Size</th>
<th>Frames</th>
<th>Modules</th>
<th>Power</th>
</tr>
</thead>
<tbody>
<tr>
<td>Field Segment 1</td>
<td>Fixed Tilt</td>
<td>Portrait (Vertical)</td>
<td>35°</td>
<td>180°</td>
<td>17.5 ft</td>
<td>2x1</td>
<td>1,204</td>
<td>2,588</td>
<td>1.14 MW</td>
</tr>
</tbody>
</table>
**Design 2 (remove single phase poles)** City of Grand Rapids, 17350 Lake Michigan Dr. Grand Rapids, MI 49503

### Shading by Field Segment

<table>
<thead>
<tr>
<th>Description</th>
<th>Tilt</th>
<th>Azimuth</th>
<th>Modules</th>
<th>Nameplate</th>
<th>Shaded Irradiance</th>
<th>AC Energy</th>
<th>TDI</th>
<th>Solar Access</th>
<th>Aug TESR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Field Segment 1</td>
<td>35.0°</td>
<td>180.0°</td>
<td>2,588</td>
<td>1.14 kWp</td>
<td>1,571.2W/m²</td>
<td>1.54 GWh</td>
<td>96.3%</td>
<td>95.3%</td>
<td>95.2%</td>
</tr>
<tr>
<td>Totals, weighted by kWp</td>
<td>2,588</td>
<td>1.14 kWp</td>
<td>1,571.2W/m²</td>
<td>1.54 GWh</td>
<td>95.3%</td>
<td>95.3%</td>
<td>95.2%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Approximate variances based on inverter performance*

*Based on location optimal PPA irradiance of 1,560 W/m² at 44.2° db and 183° azimuth*

### Solar Access by Month

<table>
<thead>
<tr>
<th>Description</th>
<th>Jan</th>
<th>Feb</th>
<th>mar</th>
<th>apr</th>
<th>may</th>
<th>jun</th>
<th>jul</th>
<th>aug</th>
<th>sep</th>
<th>oct</th>
<th>nov</th>
<th>dec</th>
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</thead>
<tbody>
<tr>
<td>Field Segment 1</td>
<td>89%</td>
<td>95%</td>
<td>97%</td>
<td>95%</td>
<td>96%</td>
<td>95%</td>
<td>95%</td>
<td>95%</td>
<td>97%</td>
<td>90%</td>
<td>93%</td>
<td>86%</td>
</tr>
<tr>
<td>Solar Access, weighted by kWp</td>
<td>89.3%</td>
<td>95.8%</td>
<td>96.5%</td>
<td>96.2%</td>
<td>95.7%</td>
<td>95.8%</td>
<td>96.0%</td>
<td>96.4%</td>
<td>96.0%</td>
<td>93.8%</td>
<td>93.7%</td>
<td>86.4%</td>
</tr>
<tr>
<td>AC Power (KWh)</td>
<td>61,274.5</td>
<td>81,476.1</td>
<td>142,890.7</td>
<td>156,610.4</td>
<td>165,121.6</td>
<td>176,533.7</td>
<td>176,970.3</td>
<td>182,866.9</td>
<td>158,782.8</td>
<td>103,883.5</td>
<td>70,843.6</td>
<td>53,080.4</td>
</tr>
</tbody>
</table>

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1/2

October 30, 2020
I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. by Chair Voss.

II. ROLL CALL

Board of Appeals members present: Voss, Loftis, Hesselsweet, and Rycenga (Alternate)

Board of Appeals members absent: Slater, Behm

Also present: Community Development Director Fedewa, and Assistant Zoning Administrator Hoisington.

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

III. APPROVAL OF MINUTES

Without objection, the minutes of the February 27, 2018 meeting were approved.

IV. NEW BUSINESS

A. ZBA Case #18-02 – Dimensional Variance – VanOordt

| Party Requesting Variance: | Craig VanOordt |
| Applicant Representative: | Nicholas Smythe, Power Home Solar LLC |
| Address: | 38905 Mound Rd, Sterling Heights, MI |
| Parcel Number: | 70-07-27-300-028 |
| Location: | 10528 168th Avenue |

Craig VanOordt, represented by Nicholas Smythe of Power Home Solar LLC, are seeking a dimensional variance to allow a 9’ x 26’-7” ground mounted solar array in the front yard of their property. Currently, there is not an ordinance that specifically pertains to solar arrays, so the structure is held to the standards for accessory structures in Section 20.03 of the Zoning Ordinance. These standards would require the solar array to be located in the side or rear yard.

Hoisington provided an overview of the application through a memorandum dated March 22nd.

Following the initial discussions, the Chair invited the applicant’s representative, Nicholas Smythe of Power Home Solar LLC, to speak:
• Explained the benefits of solar arrays as a source of renewable energy.

• Board inquired about the proposed placement of structure in the front yard.
  o Location provides maximum potential for sunlight exposure.
  o No trees would need to be removed for installation in proposed location, and the hope is not to remove any trees for this project.
  o Noted the owners are reserving space to create a volleyball court in area adjacent (east) of proposed location. This particular location would comply with local zoning, but 2-3 trees may need to be removed, and the volleyball court relocated.
  o Rooftop array would be less efficient because of the dwelling’s roofline.

• Explained that installation crew decides final placement of array, which explains the discrepancy in location noted in the staff memo.

The Board discussed the four standards and noted the following:

• Explained that a compliant location could be attained by removing 2-3 trees and placing the array in the area reserved for the volleyball court.

• The utilization of solar power is a goal established by the Master Plan, and the Board is supportive of the project, but not the location. Although this specific property is well screened by existing trees, and is in a rural area, that is not the case for all properties. A variety of suggestions to obtain compliance were provided by the Board.

Standard No. 1 – Exceptional or extraordinary circumstances:

• Applicant has not demonstrated that exceptional or extraordinary conditions exist on this property that do not apply generally to other properties in the same zoning classification.

• Acreage of property is larger than normal, and it’s unlikely to be visible.

  Ayes: None
  Nays: Voss, Loftis, Hesselsweet, Rycenga

Standard No. 2 – Substantial property right:

• No other known freestanding solar arrays in the Township.

• ZBA has not set any precedence regarding the acceptable location of freestanding solar arrays.

  Ayes: None
  Nays: Voss, Loftis, Hesselsweet, Rycenga
Standard No. 3 – Will not be a substantial detriment to adjacent parcels, or material impact on the intent and purpose of the Ordinance:

- Board noted that no written correspondence was received.
- Staff received a phone call of support for the array but the individual would not be supportive of a larger array or more arrays in the future.
- Hesselsweet does not believe the solar array would be a substantial detriment to adjacent parcels or materially impair the public health, safety, and general welfare of the community.
- Remaining Board members find the variance would materially impair the intent and purpose of the Zoning Ordinance.

Ayes: Hesselsweet
Nays: Voss, Loftis, Rycenga

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

- Although this is the first case before the Board for a freestanding solar array—the likelihood of these cases becoming more prevalent is high, as renewable energy sources become more common. As such, it is reasonable to assume that granting such a variance would make reasonably practical the formulation of a general regulation.
- Hesselsweet believes the facts of this case are unique.

Ayes: Hesselsweet
Nays: Voss, Loftis, Rycenga

**Motion** by Loftis, supported by Rycenga, to **deny** a dimensional variance from Section 20.03.1.J to construct a 9’ x 26’-7” ground mounted solar structure in the front yard at 10528 168th Avenue because an alternative exists that does not violate the Grand Haven Charter Township Zoning Ordinance. Denial of this variance is based upon this Board’s findings that all four standards have not been affirmatively met. **Which motion carried unanimously**, as indicated by the following roll call vote:

Ayes: Voss, Loftis, Hesselsweet, Rycenga
Nays: None
Absent: Behm, Slater

V. REPORTS

➢ Next Zoning Ordinance Update Committee meeting is April 5th at 6pm.
VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Stacey Fedewa
Acting Recording Secretary
Community Development Memo

DATE: December 11, 2020

TO: Zoning Board of Appeals

FROM: Stacey Fedewa, AICP – Community Development Director

RE: 2021 Housekeeping Duties

APPOINTMENT OF OFFICERS

As required by the ZBA Bylaws the officers must be appointed annually. The current appointments are:

- Chairperson: Voss
- Vice Chairperson: Slater
- Secretary: Loftis

If the ZBA wants the appointments to remain the same, the following motion can be offered:

Motion to nominate and reappoint the existing officers for their current positions.

2021 MEETING DATE SCHEDULE

The Township Planners (Fedewa and Hoisington) began a contract with Spring Lake Village in February 2020 to provide planning services. Their Planning Commission meets on the same day as the Township’s Zoning Board of Appeals.

Staff is requesting the ZBA consider changing the meeting date in 2021 to either the 4th Wednesday or Thursday of each month. The listed dates for all 3 options are included in your packets.

Motion to approve the 2021 Meeting Date Schedule – Option 1 (Tuesdays)

Motion to approve the 2021 Meeting Date Schedule – Option 2 (Wednesdays), direct staff to revise the Bylaws accordingly, and authorize the Chair and Secretary to execute the revised Bylaws.

Motion to approve the 2021 Meeting Date Schedule – Option 3 (Thursdays), direct staff to revise the Bylaws accordingly, and authorize the Chair and Secretary to execute the revised Bylaws.
ZONING BOARD OF APPEALS
2021 MEETING DATES

Tuesday, January 26, 2021
Tuesday, February 23, 2021
Tuesday, March 23, 2021
Tuesday, April 27, 2021
Tuesday, May 25, 2021
Tuesday, June 22, 2021
Tuesday, July 27, 2021
Tuesday, August 24, 2021
Tuesday, September 28, 2021
Tuesday, October 26, 2021
Tuesday, November 23, 2021
Tuesday, December 14, 2021

All meetings will be held at the Township Hall, 13300 168th Avenue, Grand Haven and will begin at 7:00 p.m.

The Charter Township of Grand Haven will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) business days’ notice to the Charter Township of Grand Haven. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Grand Haven by writing or calling the following:

Personnel Director
13300 168th Avenue
Grand Haven, MI 49417
(616) 842-5988
ZONING BOARD OF APPEALS
2021 MEETING DATES

Wednesday, January 27, 2021
Wednesday, February 24, 2021
Wednesday, March 24, 2021
Wednesday, April 28, 2021
Wednesday, May 26, 2021
Wednesday, June 23, 2021
Wednesday, July 28, 2021
Wednesday, August 25, 2021
Wednesday, September 22, 2021
Wednesday, October 27, 2021
Wednesday, November 24, 2021
Wednesday, December 15, 2021

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ZONING BOARD OF APPEALS  
2021 MEETING DATES

<table>
<thead>
<tr>
<th>Thursday, January 28, 2021</th>
<th>Thursday, July 22, 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thursday, February 25, 2021</td>
<td>Thursday, August 26, 2021</td>
</tr>
<tr>
<td>Thursday, March 25, 2021</td>
<td>Thursday, September 23, 2021</td>
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<tr>
<td>Thursday, April 22, 2021</td>
<td>Thursday, October 28, 2021</td>
</tr>
<tr>
<td>Thursday, May 27, 2021</td>
<td>Thursday, November 18, 2021</td>
</tr>
<tr>
<td>Thursday, June 24, 2021</td>
<td>Thursday, December 16, 2021</td>
</tr>
</tbody>
</table>

All meetings will be held at the Township Hall, 13300 168th Avenue, Grand Haven and will begin at 7:00 p.m.

The Charter Township of Grand Haven will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) business days’ notice to the Charter Township of Grand Haven. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Grand Haven by writing or calling the following:

Personnel Director  
13300 168th Avenue  
Grand Haven, MI 49417  
(616) 842-5988