

SPECIAL MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
APRIL 5, 2022

I. CALL TO ORDER

The special 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, Behm, Hesselsweet, Egedy-Bader (alternate)  
Board of Appeals members absent: None

Also present: Associate Planner Hoisington and Senior Planner Thibault

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

III. APPROVAL OF MINUTES

**Without objection**, the minutes of the September 28, 2021 ZBA Meeting were approved.

IV. NEW BUSINESS

A. ZBA Variance Application No. 22-01 – Westra – Retaining Walls

Party Requesting Variance: Gregory Westra  
Address: 17318 Timber Dune Drive, Grand Haven  
Parcel Number: 70-07-16-346-007  
Location: 17318 Timber Dune Drive

The applicant is requesting to construct a retaining wall in the side yard and rear yard. This would result in a side yard setback of 2-feet where 15-feet is required, and a rear yard setback of 2-feet where 50-feet is required. The proposed walls would violate Section 14.13.C of the Zoning Ordinance.

Hoisington provided an overview through a memorandum dated March 31<sup>st</sup>.

The applicant, Mr. Westra, was present to provide information.

- Clarified the location of the existing fence, pool building, deck, and retaining walls relative to the property and house.
  - Property had these features when home was purchased.
- A previous ZBA variance application for a reduced side yard setback for a garage addition was not granted – the garage was later constructed with compliant setbacks.

The Board discussed the application and noted the following:

- Shared concerns over granting a variance to enlarge the size of the proposed patio compared to the existing nonconforming deck.
  - Suggestion to align retaining wall with the west side of the house.
    - Applicant was open to reducing the size of the patio to align with the house
- Inquired how water would effectively drain off the pool deck area and into the ground
  - Applicant's contractor clarified that dry wells would be used under the planted area or the west side of the patio with pervious pavers if the size were to decrease.
- Concerned about the inclusion of an additional retaining wall of an unknown length and height that was not noted on the original application.

**Motion** by Voss, supported by Behm to **table** a dimensional variance from Section 14.13.C at 17318 Timber Dunes Drive and direct the applicant to address the following:

1. Have the applicant submit an updated site plan showing the entire retaining wall system and reduction in the patio.

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

Ayes: Voss, Slater, Loftis, Behm, Hesselsweet

Nays: None

Abstained: None

## B. Housekeeping

### a. Appointment of Officers

- **Without objection**, Voss was nominated and appointed as Chair.
- **Without objection**, Slater was nominated and appointed as Vice Chair.
- **Without objection**, Loftis was nominated and appointed as Secretary.

### b. Approve 2022 Meeting Date Schedule

**Motion** by Hesselsweet, supported by Slater to **approve** the 2022 Meeting Date Schedule

V. REPORTS

- A. Hoisington provided an update that the Creason ZBA application which was tabled at the September 28, 2021 meeting had been withdrawn as a compliant solution was found.

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

**Without objection**, the meeting was adjourned at 8:01 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Thibault".

Rory Thibault  
Acting Recording Secretary