

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 28, 2021

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

Also present: Associate Planner Hoisington

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

III. APPROVAL OF MINUTES

Without objection, the minutes of the June 22, 2021 ZBA Meeting were approved.

IV. NEW BUSINESS

A. ZBA Variance Application No. 21-04 – Creason – Detached Garage

Applicant:	Kennard Creason
Property Owner:	Sally Creason
Address:	2106 Jane Court, Grand Haven
Parcel Number:	70-03-34-280-015
Location:	14931 160 th Avenue

The applicant is requesting to construct a 16' x 24' detached garage in the side and rear yards. This would result in a side yard setback of 7-feet where 10-feet is required, and a 6-foot setback from the attached deck when 10-feet is required. The proposed encroachments violate Sections 2.08 and 10.1.C.10 of the Zoning Ordinance.

Hoisington provided an overview through a memorandum dated September 24th.

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

- Variance request is needed due to house location and preserving an existing maple tree.
- Property previously had a garage at the proposed location.

The Board discussed the application and noted the following:

- Shared concerns over granting a variance based on the perceived condition of the maple tree.
 - Applicant was open to consulting with an arborist to determine health of the maple tree.
- Inquired about location of septic tank and impact on buildable area.

Motion by Slater, supported by Hesselsweet, to **table** the dimensional variance application for 14931 160th Avenue, and direct the applicant to address the following:

1. Have the existing maple tree reviewed by an arborist to determine the health of the tree.
2. Provide information on the septic tank location.

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

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

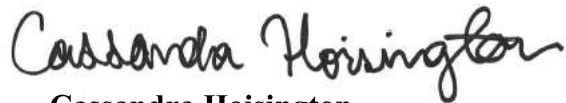
V. REPORTS – None

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:26 p.m.

Respectfully submitted,



Cassandra Hoisington
Acting Recording Secretary