

SPECIAL MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MAY 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
Board of Appeals members absent: Behm, Egedy-Bader (alternate)

Also present: Associate Planner Hoisington

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

Hesselsweet joined the meeting at 7:12pm.

III. APPROVAL OF MINUTES

Without objection, the minutes of the April 5, 2022 ZBA Meeting were approved.

IV. NEW BUSINESS

A. ZBA Variance Application No. 22-03 – Karell – Building Addition

Party Requesting Variance:	Linda Karell
Address:	15155 178 th Avenue, Grand Haven
Parcel Number:	70-03-32-208-005
Location:	15155 178th Avenue

The applicant is seeking to construct a building addition with a front yard setback of 29.6-feet where 50-feet is required. The building addition violates Section 2.08 of the Zoning Ordinance.

Hoisington provided an overview through a memorandum dated May 2nd.

The applicant, Ms. Karell, was present to provide information.

- Struggles with access within home due to disabilities and bi-level design.
 - Garage addition would provide direct access to main level of home from garage.
- Stated alternative options are not feasible
 - Reached out to a stairlift company, but discovered they were not licensed in Michigan.

- A parking space at proposed location would not provide shelter for vehicles in the winter.
- Ramp to the front door would be difficult to access due to topography changes.
- Believes garage addition would make home more desirable.
- Considered an additional driveway or circle style driveway for access.

The Board discussed the application and noted the following:

- Discussed alternative options for access to and within the site.
 - A parking pad is not regulated by setbacks and could be placed at the proposed garage location.
 - Stairlifts or elevators within the home would provide access between levels of the home.
 - Many local contractors that are capable of completing these projects and are licensed.
 - Alternative building additions could be constructed on site within the allowed setbacks.
- Topography change of about 6-feet could be addressed through fill or retaining walls.
- Discussed potential impact on traffic from an additional driveway.
- Many bi-level homes located in the surrounding neighborhood.
- Encroachment into the front yard would look out of place for the neighborhood.

Standard No. 1 – Exceptional or extraordinary circumstances:

- The lot is dimensionally conforming, the available building envelope allows for alternate building additions.

Ayes: None

Nays: Voss, Slater, Loftis, Hesselsweet

Absent: Behm, Egedy-Bader

Standard No. 2 – Substantial property right:

- The house currently has an attached garage.

Ayes: None

Nays: Voss, Slater, Loftis, Hesselsweet

Absent: Behm, Egedy-Bader

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

- Noted opposition of neighbors due to cohesiveness with the nearby homes.

- Possible traffic impact from additional driveway.

Ayes: None

Nays: Voss, Slater, Loftis, Hesselsweet

Absent: Behm, Egedy-Bader

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

- Many corner lots and bi-level homes are located within the Township.
- Concern that approval of the request could result in setting a precedent.

Ayes: None

Nays: Voss, Slater, Loftis, Hesselsweet

Absent: Behm, Egedy-Bader

Motion by Slater, supported by Loftis, to **deny** the dimensional variance from Section 2.08 to for a building addition at 15155 178th Avenue. 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, Slater, Loftis, Hesselsweet

Nays: None

Absent: Behm, Egedy-Bader

V. REPORTS

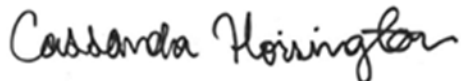
Hoisington provided an update on the upcoming May meeting agenda.

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:51 p.m.

Respectfully submitted,



Cassandra Hoisington

Acting Recording Secretary