



PARK TOWNSHIP

ZONING BOARD OF APPEALS

Regular Meeting

March 22, 2010

DRAFT COPY

Chair John Foster called the regular meeting of the Park Township Zoning Board of Appeals to order at 6:30 p.m.

Present: John Foster, Joannie Bouman, Nicki Arendshorst and Eric Davis, Zoning Administrator

Absent: Lu Reyes, Doug Dreyer

MOTION

A motion was made by Arendshorst and supported by Bouman to approve the agenda as presented.

VOTE

Motion carried: 3-0

MOTION

A motion was made by Arendshorst and supported by Bouman to approve the minutes for the February 22, 2010 regular meeting as presented.

VOTE

Motion carried: 3-0

Davis introduced item #1.

Item #1 Jim Cook on behalf of Debra Sikanas is requesting a special use to build an accessory building per section 38-491 (b) (2) (g) of the Park Township Code of Ordinances. Said land and premises are located at 1948 Lake St. (Parcel # 70-15-27-387-002 R-3)

Jim Cook, builder, spoke for the appeal. He stated that the applicant wants to build a small accessory building to be used for a garden shed.

Arendshorst asked if more details of the building were available.

Cook presented drawings. He stated that the proposed building would be 7'6" by 12'. The wall height would be 8', with a low-pitched hip roof. The total height would be 9'4".

Arendshorst asked the height of the existing garage.

Cook stated that the existing house is a two-story. He explained the site plan and the request.

Foster asked what materials would be used.

Cook stated that it would be EIFS exterior stucco. It would be designed in appearance to match the house. He explained the site. He stated that he didn't feel like it would overpower anything nearby as the houses are two-story, there is a fence and mature trees.

Foster reminded him that it would basically be on the lot line. He asked if alternative locations had been considered.

Cook stated that they want to house their trash receptacles in this building and it doesn't make sense to put that anywhere other than by the road. The east side has a large retaining wall. The lot is narrow.

Arendshorst asked why the main garage couldn't be used.

Cook stated that there is not a lot of extra room in the garage. He stated that most of the houses in the neighborhood have sheds near the road.

The public hearing was opened at 6:40 p.m.

Bob Winter, 1955 Lake St., stated that he lives directly across the street. He stated that the garage at 1948 Lake St. has at least 2 ½ stalls, perhaps 3. He stated that the proposed shed would completely block their only view of the lake. He stated that he was opposed because of the effect on his property value and because he felt that they have enough room in their existing garage.

Cook stated that half of the extra space in the existing garage is used for mechanical equipment.

Bob Coleman, 1950 Lake St., neighbor directly to the west, stated that he was opposed because of the same reasons mentioned by Winter. This building would be basically right on his lot line and would be less than 10 feet from his garage. It would only be 5-6 feet from the house that is on the property. This is a concern for fire, especially with lawn mowers being stored there. The lot is already crowded. This would take away that much more of the pervious surface of the lot.

The public hearing was closed at 6:45 p.m.

Foster stated that he had seen four similar structures in this neighborhood.

Arendshorst stated that the Master Plan references preservation of viewsheds. She asked if the applicant had talked to the neighbors.

Cook stated that, to his knowledge, the applicant had not.

MOTION

A motion was made by Arendshorst and supported by Bouman to deny the special use as requested.

Arendshorst stated that she is recommending denial because this does not meet standard #2 (see below) of the standards that must be considered when looking to authorize a lesser front, rear, or side yard setback as a special use on a lot abutting Lake Macatawa.

1. *The location of buildings on the lot or adjoining properties.*
2. *The effect of the proposed accessory building on adjoining properties in relation to view, light and air circulation, noise, etc.*
3. *The character of the proposed accessory building and the effect on the surrounding neighborhood.*

Arendshorst stated that she felt that the effect on the surrounding neighborhood was not a positive one.

Foster stated that it is too close to the house and too close to the property line.

There was a discussion on alternatives, the possibility of locating the building between the house and the lake, types of materials to be stored, etc.

VOTE

Motion carried: 3-0 (Request denied)

ANNOUNCEMENTS

1. Arendshorst stated that a special board meeting is scheduled for March 29, 2010 to select members for the Committee of the Future, relating to the revision of the master plan, along with other strategic plans. She encouraged involvement as citizens. She stated that she felt that “communication is a huge issue in this township and I’m not sure why.”
2. Joel Welch, 679 Bosma Ave., stated that he had two comments on the Committee of the Future.
 - a) The master plan should have its first “run through” with the Planning Commission. He stated that he felt that the Board of Trustees had preempted that.
 - b) He wondered why the list of candidates for the Committee of the Future was not made public so that community members might have input.

MOTION

A motion was made by Bouman and supported by Arendshorst to adjourn at 7:05 p.m.

VOTE

Motion carried: 3-0

Meeting adjourned.

Eric Davis
Recording Secretary

