

**Port Sheldon Township Board of Appeals Hearing
Meeting Minutes for April 13, 2022**

Call Meeting to order: @ 4:00 pm

Attendance: Bobby Forrest, Rachel Frantom, Steve Grilley, Brian VanBeveren, Mike Sabatino (staff)
Also attending: David Harvey and Margaret Kos, Dave Moelker, Scott Schoonover, Bill Monhollon and guest.

Item 1 Tabled from 3-2-22 meeting. David Harvey and Margaret Kos for a variance from Section 5.04 of the Port Sheldon Township Zoning Ordinances – parcel # 70-11-16-176-003, address: 7769 Margaret Ave. West Olive Mi 49460

Board Discussion: New drawing dated 4-9-22 was reviewed and the ZBA fact finding sheet was completed.

1. Parcel is in the critical dune and has a limited building envelope.
2. Lot size and front yard set back limits building a new home without a variance.
3. Old lot of record and critical dune were already established for this property.
4. Other homes along Margaret Ave. have similar front yard set backs due to lot size.

Motion: A motion was made by Rachel Frantom to approve the variance as applied for due to the 4 standards above are meet and using the April 9th 2022 drawing for the house location. Second by Steve Grilley. The motion passes as shown by the following votes: Yeas: 4 No: 0

Opened Public Hearing: 4:06 pm

Item 2. The request of Dave and Pam Moelker for a variance from Section 4.27, 5.04 and 16.06 of the Port Sheldon Township Zoning Ordinance – Parcel # 70-11-16-391-003 Address - 17427 Woodlawn Avenue, West Olive Mi 49460.

Applicant's builder – Bill Monhollon explained that the applicant would like to build a new home on the property at 17427 Woodlawn. The property is on a private road with a cul-de-sac and part of the Critical Dune. Due to the dune and size of the lot, the applicant is requesting variances of the front yard (Woodlawn) set back and reduce the open space parking to 1.

Public Comments: No public comment.

Public Hearing closed 4:10 pm

Board Discussion: Board reviewed the application and the ZBA fact finding sheet.

A motion was made to approve the variance of Southside set back to 5' and front yard (Woodlawn) to 8' and to allow 1 open space parking due to the 4 Standards below are meet.

1. Property has large hill/slope that limits the building envelope and the septic location for a new home.
2. This is a small lot of record that limits building of a new home with the current setback, along with the limiting the availability for 2 open space parking.
3. The property has a sand dune/ hill, is a small lot of record and non-conforming private road.
4. The application is consistent with area due to small lot sizes and private road.

Motion by Steve Grilley and second by Brian VanBeveren. The motion passes as shown by the following votes: Yeas: 4 No: 0

Item 3. The request of Scott Schoonover for a variance from Section 5.04 of the Port Sheldon Township Zoning Ordinance – Parcel #70-11-33-350-005 – Address 5110 Rosabelle Beach, Holland Mi 49424.

Opened Public Hearing: 4:25pm

Applicant's description: The owner explained that the original house was built at 5110 Lakeshore. It was removed and the current house was built up the hill and has an address at 5110 Rosabelle Beach. The property still has the driveway access on Lakeshore. The applicant would like to build a 2nd garage and utilize the driveway on Lakeshore. He would need a setback variance in order to build the garage. Applicant has the approval from Ottawa County Road Commission to use the Lakeshore driveway.

Public Comments: No public comment

Closed Public Hearing: 4:30pm

Board Discussion: Review the application and site location from applicant. The size of the building has yet to be determined by the applicant, but can not exceed 700 sq feet and he will work with the zoning / building administrator once he has a plan. A variance from the front yard (Lakeshore Drive) is needed to build the garage. The board completed the ZBA fact finding sheet. A motion was made to approve the variance of the front yard (Lakeshore Drive) to 12' due to the 4 Standards below are met.

1. The current house is at the top of a hill and is part of the critical dunes. The only flat portion of the lot that is usable to build a 2nd garage is at the bottom of the hill and would utilize the driveway of Lakeshore.
2. The hill that is on the property limits where a garage could be built.
3. The west side of Lakeshore Drive is part of the Critical dunes, along with the natural terrain of the property.
4. The application is consistent with homes in this area due to sand dunes and having two front yards.

Motion by Rachel Frantom and second by Steve Grilley. The motion passes as shown by the following votes: Yeas: 4 No: 0

Item 4: Review the meeting minutes for 3/2/22 public hearing.

Motion by Bobby Forrest to approve meeting minutes from 3/2/22 public hearing. Second by Steve Grilley. The motion passes as shown by the following votes: Yeas: 4 No:0

Meeting adjourned: @ 4:55 pm

Rachel Frantom – Secretary

Bobby Forrest – Chairman