

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JANUARY 23, 2024

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: Slater, Loftis, Voss, Hesselsweet, alt. Egedy-Bader
Board of Appeals members absent: Behm

Also present: Community Development Director Thibault

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

III. APPROVAL OF MINUTES

Without objection, the minutes of the June 27, 2023 ZBA Meeting were approved.

IV. NEW BUSINESS

A. ZBA Variance Application No. 24-01 – Blackall Trust – Dimensional Variance

Party Requesting Variance:	Blackall Trust
Applicant Representative	Luther Chatel
Address:	7718 Burrstone Dr SE, Caledonia MI
Parcel Number:	70-03-32-390-018
Location:	14463 South Highland Drive

The applicant is seeking a variance is seeking to remove and rebuild an existing deck in the same size and location. This would result in a side yard setback of 9-feet where 15-feet is required, which is in violation of Section 10.04.C.4 of the Zoning Ordinance.

Thibault provided an overview through a memorandum dated January 10th.

The applicant, Luther Chatel, was not present to provide additional information.

The Board discussed the application and noted the following:

- Questioned the configuration of the tiered deck and shared walkway.
 - Staff clarified how the deck is arranged, how it meets the gravel parking lot and serves as house entry.
 - Staff clarified the extent of the current deck.
- Discussed how the property is accessed, existing easements and additional encumbrments.

- Considered to what extent a variance for the setback should be provided, whether for the whole property or only the subject portion related to the deck request.
- Questioned the ability to restrict the dimensional variance to a specific portion of the side yard or to the specific structure.
- Discussed past legal implications and other historical ZBA cases regarding similar issues.

Motion by Hesselsweet, supported by Loftis, to **table** the dimensional variance application for 14463 South Highland Drive, and direct the applicant and/or staff to provide the following information:

1. Provide clarification from the Township attorney regarding a restriction on the proposed variance application, limiting the area of the new deck to not exceed the footprint of the existing deck system.

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

Ayes: Slater, Loftis, Voss, Hesselsweet, Egedy-Bader

Nays: None

Absent: Behm

B. Housekeeping

- a. Appointment of Officers

Motion by Hesselsweet, supported by Egedy-Bader to **nominate** and **reappoint** the existing officers for their current positions.

Which motion passed unanimously.

- b. Approve 2024 Meeting Date Schedule

Motion by Slater, supported by Voss to **approve** the 2024 Meeting Date Schedule

Which motion passed unanimously.

V. REPORTS – None

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:31 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Rt.', with a stylized flourish.

Rory Thibault

Acting Recording Secretary