

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
JULY 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, Behm, Voss, Hesselsweet, Loftis, alt. Egedy-Bader

Board of Appeals members absent: None

Also present: Senior Planner Chaphalkar, Assistant Township Manager Sherwood, and Associate Planner Hill

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

III. APPROVAL OF MINUTES

**Without objection**, the minutes of the March 26<sup>th</sup>, 2024, ZBA Meeting were approved.

IV. PUBLIC COMMENT – NONE

V. NEW BUSINESS

A. ZBA Variance Application No. 24-03 – Middlemiss – Dimensional Variance

Party Requesting Variance:	James & Karmelita Middlemiss
Address:	15879 Lake Avenue, Grand Haven MI
Parcel Number:	70-07-02-130-011
Lot Size:	1.09 Acres
Zoning:	R-2 – Single Family Residential

The applicant is seeking a Dimensional Variance pursuant to Section 2.08 and 15.02A of the Township Zoning Ordinance. This entails constructing a building addition to connect the existing home to the existing detached accessory building that would result in a 2-foot 6-inch side yard setback when 15-feet is required and to replace the existing roof structure for the garage which would increase the height to 12-feet 8-inches.

Chaphalkar provided an overview through a memorandum dated July 18<sup>th</sup>.

The applicant, Karmelita Middlemiss, was present to provide additional information:

- Expressed desire for connection from the house to the existing garage for convenience.

- Explained the accumulation of drifting snow between the garage and home, and how a reduced setback may worsen the drift.
- Opined the layout of the existing home does not lend itself to a garage addition. would block access to the north side of the house and block access to septic system.
- Clarified location of the septic system is north of the existing home.

The applicant’s contractor, Matt Walters, was present to provide additional information:

- Explained change in roof structure for aesthetics and conformity with the design of the proposed building addition.

The Board discussed the application and noted the following:

- Asked for clarification about how the roof was shown two different ways in elevations.
- Inquired where the septic tank was located on property.
- Shared concerns about setbacks from the existing garage for emergency access.
- Discussed alternative options that may comply with the Zoning Ordinance, such as a building addition on the southwest portion of the home.

**Standard No. 1** – Exceptional or extraordinary circumstances:

- The subject property is a typical waterfront lot.

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

**Standard No. 2** – Substantial property right:

- The majority of residential properties include a garage. Of these properties, many feature an attached garage for the occupant’s convenience.

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

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

- No correspondence was received for this application.

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

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

- There are many legally non-conforming accessory buildings in the Township. Setbacks for detached accessory buildings are based on the size of the structure, which may not be compliant with the required setbacks for a main building.

Ayes: None

Nays: Behm, Loftis, Hesselsweet, Slater, Voss

Absent: None

**Motion** by Behm, supported by Loftis to **deny** the dimensional variance from Sections 2.08 and 15.02.A to construct a building addition to connect the existing home to the existing detached accessory building (garage) and to construct a new roof structure on the existing garage for the property at 15879 Lake Avenue because an alternative exists that does not violate the Grand Haven Charter Township Zoning Ordinance. 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: Slater, Behm, Voss, Hesselsweet, Loftis

Nays: None

Absent: None

VI. REPORTS –

- Chaphalkar introduced Hill to the Board.
- Chaphalkar reviewed the standards of approval with ZBA members.

VII. EXTENDED PUBLIC COMMENTS – None

VIII. ADJOURNMENT

**Without objection**, the meeting was adjourned at 7:53 pm.

Respectfully submitted,



**Harrison Hill**

Acting Recording Secretary