

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JANUARY 28, 2025

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: Hesselsweet, Slater, Voss, Dumbrell, Egedy-Bader, and alt. Butler

Board of Appeals members absent: None

Also present: Senior Planner Chaphalkar, Associate Planner Hill, and Com. Dev. Director Sherwood

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

III. APPROVAL OF MINUTES

Without objection, the minutes of the July 23, 2024, ZBA Meeting were approved.

IV. PUBLIC COMMENT – NONE

V. NEW BUSINESS

A. ZBA Variance Application No. 25-01 – MacKite Dimensional Variance – Dimensional Variance

Party Requesting Variance:	Sig Rudholm- Division 1
Address:	16881 Hayes Street, Grand Haven MI
Parcel Number:	70-03-33-400-024
Lot Size:	2.55 Acres
Zoning:	I-1 - Industrial Zoning District

The applicant is seeking one Dimensional Variances, described below:

1. A Dimensional Variance pursuant to Section 4.02.A.2 to provide 25 trees on site as general landscaping when 69 trees are required for the property located at 16881 Hayes Street.

Chaphalkar provided an overview through a memorandum dated January 23rd.

The applicant, Sig Rudholm, on behalf of MacKite, was present to provide the following information:

- MacKite is planning a building addition in the near future and intends to construct another building at another point and does not wish to plant trees that may have to be removed for future construction.
- Opined that trees could only be provided within the Consumer’s Power easement and would be subject to trimming and removal.
- Opined that direction was provided from the Planning Commission to seek a variance on this requirement.
 - Chaphalkar clarified the Planning Commission did not provide such direction, and presented the meeting minutes.
- Stated adjacent properties were non-conforming with the general landscaping regulations.

Commissioners noted the following points of discussion:

- Inquired about timeline for future expansions, explained decisions cannot be made on potential ideas.
- Asked about existing trees on the property and minimum landscaping standards.
- Discussed the utility easement and discussed potential planting options outside of the easement area.
- Acknowledged status of existing properties, confirmed with staff that new development would have to comply with current standards.

Variance Request – Proposed 25 trees where 69 trees are required for general landscaping.

Standard No. 1 – Exceptional or extraordinary circumstances:

- The property is a typical lot which complies with the minimum lot dimensions and area for the Industrial Zoning District.
- The ZBA had no additional discussion points.

Ayes: None

Nays: Hesselsweet, Slater, Voss, Dumbrell, Egedy-Bader

Absent: None

Standard No. 2 – Substantial property right:

- The 2022 site plan provided the required landscaping. Any new development must comply with Section 4.02.A.2.
- The ZBA had no additional discussion points.

Ayes: None

Nays: Hesselsweet, Slater, Voss, Dumbrell, Egedy-Bader
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.
- The ZBA had no additional discussion points.

Ayes: None
Nays: Hesselsweet, Slater, Voss, Dumbrell, Egedy-Bader
Absent: None

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

- The property is a typical lot. Waiving the general landscaping requirements may set a precedent requiring a zoning ordinance text amendment.
- The ZBA had no additional discussion points

Ayes: None
Nays: Hesselsweet, Slater, Voss, Dumbrell, Egedy-Bader
Absent: None

Motion by Slater, seconded by Dumbrell, to **deny** the dimensional variance from Section 4.02.A.2 to provide 25 trees on site as general landscaping for the property at 16881 Hayse Street 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: Hesselsweet, Loftis, Slater, Voss, Dumbrell, Egedy-Bader
Nays: None
Absent: None

B. Housekeeping and 2025 Meeting Dates

Motion by Slater, supported by Hesselsweet to nominate Egedy-Bader for the position of Secretary.

Which motion carried unanimously

Motion by Hesselsweet, supported by Egedy-Bader to **Approve** the 2025 Meeting Date Schedule, with meetings starting at 6PM

Which motion carried unanimously

- VI. REPORTS – Chaphalkar noted staff were aware of a ZBA application that may come before the board next month.
- VII. EXTENDED PUBLIC COMMENTS – None
- VIII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:36 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "H Hill". The letters are cursive and somewhat stylized.

Harrison Hill

Acting Recording Secretary