

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

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Zoning Board of Appeals was called to order at 6:00 p.m. by Chair Voss.

II. ROLL CALL

Board of Appeals members present: Slater, Voss, Dumbrell, Egedy-Bader, and alt. Butler

Board of Appeals members absent: Hesselsweet

Also present: Senior Planner Chaphalkar, Associate Planner Hill, and Community Development Director Sherwood

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

III. APPROVAL OF MINUTES

**Without objection**, the minutes, from March 25, 2025, ZBA Meeting were approved.

IV. PUBLIC COMMENT – NONE

V. NEW BUSINESS

A. ZBA Variance Application No. 25- 03 – Rosendall Dimensional Variance

Applicant	Olivia and Eric Rosendall
Party Requesting Variance:	Olivia and Eric Rosendall
Address:	15690 Comstock Street
Parcel Number:	70-03-35-300-041
Lot Size:	3.14 Acres
Zoning:	R-1 - Residential Zoning District

The applicant is seeking a dimensional variance, described below:

1. A dimensional variance from Section 10.07.C.7 to retain the unpermitted 970 sqft lean-to for the property, which results in a total accessory building floor area of 2,970 sqft for the property at 15690 Comstock Street.

Chaphalkar provided an overview through a memorandum dated May 22<sup>nd</sup>.

Eric and Olivia Rosendall were present and provided the following discussion points:

- Opined that staff had not assisted them in finding solutions.
- Expressed frustrations with current zoning ordinance language not meeting needs and being indicative a community need for increased accessory building allowance.
- Described challenges related to attaching a garage onto the home, those being cost, architectural consistency, and the location of the septic tank drainfield.
- Expressed belief that the subject property is unique due to location and shape, which should merit the variance.

ZBA Members noted the following points of discussion:

- Inquired about the differences between the basemaps on the Wetland and Contour maps shown on the Staff memo.
  - Chaphalkar explained that the aerial images were taken at different times, with the wetland map using 2021 imagery, prior to the construction of the lean to, and the 2024 imagery for the topography showing the lean-to as constructed.
- Noted that the lean-to was constructed without a permit after the permitted accessory building was finalized.
- Asked the applicant where their drain field was located.
  - The applicants stated that it was north of the house.
- Inquired regarding the ingress/egress easement along the eastern property boundary.
- Discussed alternative options for a lean-to or garage attached to the house.
- Asked if the accessory building was used as a garage.
  - The applicants stated that it was used as a garage, but the trailers they had would not fit in the accessory building.
- Clarified that the ZBA was for enforcing the Ordinance and raised concerns with overbuilding lots if regulations were lifted.

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

- The property is a legal lot of record which does not conform with minimum lot width requirements for the frontage on Comstock Street.
- A small portion of the property near the waterline is encumbered by regulated wetlands, however this is not in the vicinity of the house or the accessory building.
- The accessory building floor area allowance is based only on property size, and is not influenced by characteristics of the property such as shape, tree cover, location, etc..

Ayes: None

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

Absent: Hesselsweet

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

- Based on the parcel size, the property is entitled to a total accessory building floor area of 2,000sqft. Granting additional square footage would create an inequitable condition by allowing this property to have greater rights than others similarly situated. The variance would not preserve a substantial right, but instead would enable the subject property to exceed the existing entitlements.

Ayes: None

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

Absent: Hesselsweet

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

- Discussed concerns regarding potential harm to the intent of the Zoning Ordinance if granted.

Ayes: Dumbrell

Nays: Butler, Egedy-Bader, Slater, Voss

Absent: Hesselsweet

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

- If granted, this request could set a precedent with other property owners seeking a variance for larger buildings.
- Board members inquired about the frequency of similar requests that staff receive, Chaphalkar noted occasional requests for larger buildings, but not overly frequent.
- If so desired, the Township Board or Planning Commission could direct staff to amend the accessory building ordinance, which was most recently revised in 2018.

Ayes: None

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

Absent: Hesselsweet

**Motion** by Dumbrell, seconded by Egedy-Bader , to **deny** a dimensional variance from Section 10.07.C.7 to retain the unpermitted 970 sqft lean-to for the property, which results in a total accessory building floor area of 2,970 sqft for the property at 15690 Comstock Street because an alternative exists that does not violate the Grand Haven Charter Township Zoning Ordinance.

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

Ayes: Slater, Egedy-Bader, Dumbrell, Butler, Voss

Nays: None

Absent: Hesselsweet

**B. ZBA Variance Application No. 25- 04 – Dimensional Variance**

Applicant	Ryan O’ Donnell
Party Requesting Variance:	GTDA2 LLC/Anlaan Corporation
Address:	16750 Lincoln St
Parcel Number:	70-07-15-100-002
Lot Size:	12.5 Acres
Zoning:	I-1, US-31 Overlay Zone – Industrial Zoning

The applicant is seeking a dimensional variance, described below:

1. A dimensional variance from Section 8.08.B to reduce the required front yard landscaped area to approximately 500 linear feet, or 34% of the lot frontage, along the eastern property line for the property at 16750 Lincoln Street.

Chaphalkar provided an overview through a memorandum dated May 22<sup>nd</sup>.

Hesselsweet joined the meeting at 6:51, but abstained from voting as he was not present for the introduction of the staff memo. Butler retained her position as a voting member for the agenda item.

The applicant, Ryan O’ Donnell, owner of Anlaan, was present and provided information regarding the request:

- Described challenges related to landscaping the eastern property line due to the existing berm and Wolverine gas pipeline easement.
- Explained the property was developed after the construction of the pipeline.

ZBA Members noted the following points of discussion:

- Noted that the stacking of materials on the Anlaan site was minimal when taking into account the work done by Anlaan.
- Inquired when the berm was developed and what the composition of the berms.
  - The applicant stated that the berm was made of sand, and was existing prior to the development of the storage yard.

- Inquired what body had governing authority over the pipeline located in the berm.
  - The applicant stated that Wolverine Pipeline owned the pipeline, and that through the federal government, National Pipeline Safety Act, and Reasonableness Doctrine, they were able to enforce a wide and strict easement.

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

- The lot is a legal lot of record, which is dimensionally non-conforming.
- The lot abuts the railroad and is encumbered by the Wolverine Pipeline easement, which limits the ability to provide landscaping along that boundary.
- The majority of properties that are zoned Industrial are located on the east side of US-31 and are not encumbered by easements from the pipeline and railroad.

Ayes: Butler, Dumbrell, Egedy-Bader, Slater, Voss

Nays: None

Absent: None

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

- The boundaries of the outdoor storage yard had not changed from the previously approved Special Land Use request, the additional landscaping was required to comply with current landscape standards for the US-31 Overlay Zone.

Ayes: Butler, Dumbrell, Egedy-Bader, Slater, Voss

Nays: None

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:

- It is unlikely that the reduction in the greenbelt would be detrimental to adjacent property.

Ayes: Butler, Dumbrell, Egedy-Bader, Slater, Voss

Nays: None

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 topography along the eastern boundary line is unique due to the berm and restrictions from the pipeline.
- The berm provides what ZBA members opined gave the appearance of a natural landscape, which is the intent of the US-31 landscaping requirement.

- The infrequency of Industrially zoned properties on the west side of US-31 combined with the existing site conditions is unlikely to be replicated.

Ayes: Butler, Dumbrell, Egedy-Bader, Slater, Voss

Nays: None

Absent: None

**Motion** by Butler, seconded by Egedy Bader , to **approve** a dimensional variance from Section 8.08.B to reduce the required front yard landscaped area to approximately 500 linear feet, or 34% of the lot frontage, along the eastern property line for the property at 16750 Lincoln Street. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met.

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

Ayes: Slater, Egedy-Bader, Dumbrell, Butler, Voss

Nays: None

Absent: None

VI. REPORTS – None

VII. EXTENDED PUBLIC COMMENTS – None

VIII. ADJOURNMENT

**Without objection**, the meeting was adjourned at 7:09 pm.

Respectfully submitted,



**Harrison Hill**

Acting Recording Secretary