

DRAFT MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JULY 22, 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 Vice Chair Slater.

II. ROLL CALL

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

Board of Appeals members absent: Hesselsweet, Voss

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 May 28, 2025, ZBA Meeting were approved.

IV. PUBLIC COMMENT – NONE

V. NEW BUSINESS

A. ZBA Variance Application No. 25- 05 – Fedewa Dimensional Variance

| | |
|----------------------------|-----------------------------------|
| Applicant | Brian Lakanen |
| Party Requesting Variance: | Lanna Fedewa |
| Address: | 18284 McCrea Ct |
| Parcel Number: | 70-03-32-133-006 |
| Lot Size: | .39 Acres |
| Zoning: | R-1 - Residential Zoning District |

The applicant is seeking a dimensional variance, described below:

1. A dimensional variance from Sections 2.08 and 2.13.E.1. to construct a ~246 sqft enclosed breezeway addition with a setback of 12’ from the front lot line for the property at 18284 Mc Crea Court.

2. A dimensional variance from Section 10.04.C.5. to construct a covered front porch which will result in a setback of 5' from the front lot line for the property at 18284 Mc Crea Court.

Chaphalkar provided an overview through a memorandum dated July 17th.

Board Members inquired if the proposed covered porch would extend farther into the setbacks than the existing structure.

- Per the provided plans, Chaphalkar clarified the enclosed portion of the porch would not extend as far as the existing structure, but a portion of the roof coverage would extend into the front yard to provide coverage for a concrete entry pad.

Dimensional Variance #1 – Enclosed Breezeway

Standard No. 1 – Exceptional or extraordinary circumstances:

- The property is entirely encumbered by the Critical Dune Area, regulated by EGLE.
- There is an approximate 40' difference in elevation on the property.
- Noted that the existing house is considered legally nonconforming in location.

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

Nays: None

Absent: Hesselsweet, Voss

Standard No. 2 – Substantial property right:

- It is common for houses to have a breezeway or foyer at the entrance of the home. The proposed breezeway is smaller than the existing structure.
- Discussed how the addition would not increase the nonconformity that exists

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

Nays: None

Absent: Hesselsweet, Voss

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 regarding the application as of the date of this memo.
- Board Members did not engage in additional discussion.

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

Nays: None

Absent: Hesselsweet, Voss

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

- The construction is regulated by EGLE, which limits improvements in the Critical Dune Area.
- The breezeway is considered to be a part of the home, which without the additional area, would not comply with the minimum floor area required for the zoning district.

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

Nays: None

Absent: Hesselsweet, Voss

Motion by Dumbrell, seconded by Egedy-Bader, to **approve** a dimensional variance from Sections 2.08 and 2.13.E.1. to construct a ~246 sqft enclosed breezeway addition with a setback of 12' from the front lot line for the property at 18284 Mc Crea Court.

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

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

Nays: None

Absent: Hesselsweet, Voss

Dimensional Variance #2 – Covered Porch

Standard No. 1 – Exceptional or extraordinary circumstances:

- The property is entirely encumbered by the Critical Dune Area, regulated by EGLE.
- There is an approximate 40' difference in elevation on the property.
- Noted that the existing house is considered legally nonconforming in location.

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

Nays: None

Absent: Hesselsweet, Voss

Standard No. 2 – Substantial property right:

- Residential properties commonly have covered porches to provide shelter over the entrance to a home.

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

Nays: None

Absent: Hesselsweet, Voss

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 regarding the application as of the date of this memo.
- Commented that the neighborhood does not see a lot of traffic.

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

Nays: None

Absent: Hesselsweet, Voss

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

- The construction is regulated by EGLE, which limits improvements in the Critical Dune Area. The porch is located adjacent to the front entry of the home, which is the standard location for such improvement.

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

Nays: None

Absent: Hesselsweet, Voss

Motion by Egedy-Bader, seconded by Butler, to **approve** a dimensional variance from Section 10.04.C.5. to construct a covered front porch which will result in a setback of 5' from the front lot line for the property at 18284 Mc Crea Court.

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

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

Nays: None

Absent: Hesselsweet, Voss

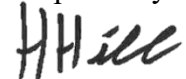
VI. REPORTS – Chaphalkar stated the ZBA training from MSUE was available to ZBA Members to complete.

VII. EXTENDED PUBLIC COMMENTS – None

VIII. ADJOURNMENT

Without objection, the meeting was adjourned at 6:19 pm.

Respectfully submitted,



Harrison Hill

Acting Recording Secretary