

DRAFT MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DECEMBER 09, 2025

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Zoning Board of Appeals was called to order at 6:01 p.m. by Chair Voss.

II. ROLL CALL

Board of Appeals members present: Voss, Slater, Dumbrell, and Hesselsweet

Board of Appeals members absent: Egedy-Bader

Also present: 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 July 22, 2025, ZBA Meeting were approved.

IV. PUBLIC COMMENT – NONE

V. NEW BUSINESS

A. ZBA Variance Application No. 25- 06 – Kross Dimensional Variance

Applicant: Elliot Kross

Address: 16776 Warner St

Parcel Number: 70-03-32-133-006

Lot Size: .20 Acres

Zoning: RR - Residential Zoning District

The applicant is seeking two dimensional variances, described below:

1. A dimensional variance from Section 2.08 to construct a 900 sqft two story garage addition with a setback of 15.3’ from the rear lot line and with a setback of 10.7’ from the side lot line for the property at 16776 Warner St.
2. A dimensional variance from Section 10.04.C.4.& 10.04.C.5 to construct a front porch which will result in a setback of 19.5’ from the corner side lot line for the property at 16776 Warner St.

Hill provided an overview through a memorandum dated December 4th.

The applicant, Elliot Kross, was present to provide the following information:

- Explained location of addition limited due to septic tank and drainfield location to the west of the existing home.
- Described unsuccessful prior efforts to purchase adjacent properties.
- Described rationale for the size of the proposed building addition, opined that a smaller addition would not be worth the investment.

Board Members had the following points of discussion:

- Inquired about adding addition onto west side of house.
- Discussed concerns about the size of the garage being larger than the typical two car garage.
- Questioned if the applicant had tried to purchase more property.
 - Neighbor Jeff Cross, 12378 168th Ave, stated that even though he did not want to sell property, he was in support of the application.
- Clarified that the south side yard setback was previously approved through a variance and would be ok to continue.
- Explained that the application, if approved, would decrease the non-conforming size of the building but would increase the non-conformity of the setbacks.
- Clarified that the requested porch does not go further into the setbacks than the existing one.
- Inquired if the house used septic, and if so, where that the system was located.
- Asked the applicant if they were open to making the garage smaller.
- Opined that the proposed dormer on the garage could be expanded.
- Discussed concerns about expanding the non-conformity.
- Inquired if the applicant would like to table the application to change the size of the garage.
 - The applicant stated that he would prefer not to table the application, desiring a decision based on the current application materials.

Dimensional Variance #1 – Garage Addition

Standard No. 1 – Exceptional or extraordinary circumstances:

- The property is undersized for the Rural Residential zoning district with 8,712 sqft area where 45,000 square feet is required. As a result of the existing structure's legally non-conforming location, any building addition would require a variance.
- The board had no additional discussion regarding this standard.

Ayes: Dumbrell, Slater, Hesselsweet, Voss

Nays: None

Absent: Egedy-Bader

Standard No. 2 – Substantial property right:

- Currently the home does not meet the minimum floor area of livable space in the Rural Residential zoning district. It has a floor area of 704, where 1,100 is required.
- The board had no additional discussion regarding this standard.

Ayes: Dumbrell, Slater, Hesselsweet, Voss

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:

- Staff received three letters of support for the application and one email with concerns regarding tree removal. All correspondence received regarding the application are included in the meeting packet.
- The board had no additional discussion regarding this standard.

Ayes: Dumbrell, Slater, Hesselsweet, Voss

Nays: None

Absent: Egedy-Bader

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

- The undersized nature of the parcel would not allow for a new parcel zoned Rural Residential to be approved under the current zoning ordinance. There are few, if any, RR parcels of a similar size.
- The board had no additional discussion regarding this standard.

Ayes: Dumbrell, Slater, Hesselsweet, Voss

Nays: None

Absent: Egedy-Bader

Motion by Dumbrell, seconded by Slater, to **approve** a dimensional variance from Section 2.08 to construct a 900 sqft two story garage addition with upper living space with a setback of 15.3' from the rear lot line and with a setback of 10.7' from the side lot line for the property at 16776 Warner St.

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

Ayes: Dumbrell, Slater, Hesselsweet, Voss

Nays: None

Absent: Egedy-Bader

Dimensional Variance #2 – Deck

Standard No. 1 – Exceptional or extraordinary circumstances:

- The property is undersized for the Rural Residential zoning district with 8,712 sqft area where 45,000 square feet is required.
- The board had no additional discussion regarding this standard.

Ayes: Dumbrell, Slater, Hesselsweet, Voss

Nays: None

Absent: Egedy-Bader

Standard No. 2 – Substantial property right:

- Residential properties commonly have porches around the entrance area of the home.
- The board had no additional discussion regarding this standard.

Ayes: Dumbrell, Slater, Hesselsweet, Voss

Nays: None

Absent: Egedy-Bader

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

- Staff received three letters of support for the application and one email with concerns regarding tree removal. All correspondence received regarding the application are included in the meeting packet.
- Commented that the proposed deck would not protrude further into the setbacks than what exists.

Ayes: Dumbrell, Slater, Hesselsweet, Voss

Nays: None

Absent: Egedy-Bader

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

- The undersized nature of the parcel would not be approved under the current zoning ordinance. There are few, if any, RR parcels of this size.
- The board had no additional discussion regarding this standard.

Ayes: Dumbrell, Slater, Hesselsweet, Voss

Nays: None

Absent: Egedy-Bader

Motion by Slater, seconded by Dumbrell, to **approve** a dimensional variance from Section 10.04.C.4.& 10.04.C.5 to construct an attached 270 sqft deck which will result in a setback of 19.5' from the corner side lot line for the property at 16776 Warner Street.

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

Ayes: Dumbrell, Slater, Hesselsweet, Voss

Nays: None

Absent: Egedy-Bader

B. Housekeeping – 2026 Meeting Dates & Appointment of Officers

Hill gave an overview from a memo dated December 4th.

Motion by Dumbrell, seconded by Voss to **nominate and appoint** Slater to the position of Chairperson and Egedy-Bader to Vice Chairperson.

Which motion carried unanimously.

Motion by Dumbrell, seconded by Hesselsweet to **approve** the 2026 Meeting Date Schedule as presented.

Which motion carried unanimously.

VI. REPORTS –

- Hesselsweet stated that he would not be present for the February or March meetings.

VII. EXTENDED PUBLIC COMMENTS – None

VIII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:12 pm.

Respectfully submitted,



Harrison Hill

Acting Recording Secretary