

DRAFT MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
March 24, 2026

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 Slater.

II. ROLL CALL

Board of Appeals members present: Czarnik, Dumbrell, Egedy-Bader, Bray, and Slater

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 January 27, 2026, ZBA Meeting were approved.

IV. PUBLIC COMMENT – NONE

V. NEW BUSINESS

A. ZBA Variance Application No. 26- 03 – Boterenbrood Dimensional Variance

Applicant: Rob Buitenhuis – Haven Renovations, LLC

Property Owner Lori & Arend Boterenbrood

Address: 18295 Holcomb Rd

Parcel Number: 70-03-32-132-026

Lot Size: .42 acres

Zoning: R-1 – Single Family Residential

The applicant is seeking dimensional variances as described below:

1. A dimensional variance from Section 10.04.C.5 to construct a 558sqft deck with an 18.3-foot setback from the rear lot line for the property at 18295 Holcomb Road.

Chaphalkar provided an overview through a memorandum dated March 19th.

The applicant, Rob Buitenhuis of Haven Renovations, LLC, gave a Brief overview of the request.

Board Members had the following points of discussion:

- Asked if the house had a nonconforming front and or rear yard.
 - Chaphalkar stated that the house was at an angle that created nonconforming yards.
- Asked if the whole deck was nonconforming.
 - Chaphalkar stated that because of the angle of the house, only part of the deck was nonconforming.

Boterenbrood Dimensional Variance – Deck Addition

Standard No. 1 – Exceptional or extraordinary circumstances:

- The property is entirely encumbered by the Critical Dune Area and High Risk Erosion Area, both which are regulated by EGLE. The property is legally non-conforming in both lot area and lot width.
- The board stated that the house itself had nonconforming setbacks.

Ayes: Czarnik, Dumbrell, Egedy-Bader, Bray, Slater

Nays: None

Absent: Hesselsweet

Standard No. 2 – Substantial property right:

- It is common that properties near Lake Michigan feature decks providing western views.
- The board stated that this was a common item to see on homes with a lakeview

Ayes: Czarnik, Dumbrell, Egedy-Bader, Bray, Slater

Nays: None

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:

- No correspondence was received regarding the application.
- Eric Bitner, the owner of the neighboring property to the north was present at the meeting in support of the applicant.

Ayes: Czarnik, Dumbrell, Egedy-Bader, Bray, Slater

Nays: None

Absent: Hesselsweet

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

- Due to the unique shape and shallow nature of the lot, any deck in the rear yard, or even one which is aligned with the setbacks of the existing house, would require a dimensional variance.
- The board had no additional discussion regarding this standard.

Ayes: Czarnik, Dumbrell, Egedy-Bader, Bray, Slater

Nays: None

Absent: Hesselsweet

Motion by Egedy-Bader, seconded by Dumbrell, to **approve** a dimensional variance from Section 10.04.C.5 to construct a 558sqft deck with an 18.3-foot setback from the rear lot line for the property at 18295 Holcomb Road.

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

Ayes: Czarnik, Dumbrell, Egedy-Bader, Bray, Slater

Nays: None

Absent: Hesselsweet

VI. REPORTS –

Chaphalkar provided an update on expected ZBA applications.

VII. EXTENDED PUBLIC COMMENTS – None

VIII. ADJOURNMENT

Without objection, the meeting was adjourned at 6:15 pm.

Respectfully submitted,



Harrison Hill

Acting Recording Secretary

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