



**VILLAGE OF SPRING LAKE
ZONING BOARD OF APPEALS**

MINUTES

April 10, 2018

7:00 PM

REGULAR MEETING

Barber Community School
102 W. Exchange
Spring Lake, MI 49456

1. Call to Order

Petrus called the meeting to order at 7:00 PM.

2. Roll Call:

Members Present: Scott Van Strate, Ernie Petrus, Shannon McMaster, and Jim MacLachlan (alternate)

Members Absent: Bill Meyers, Vince Blake

Staff Present: Lukas Hill, Zoning Administrator

3. Approval of the Minutes

A. Approval of the Minutes of the July 11, 2017 Regular Meeting.

Motion by Van Strate, support by McMaster to approve the minutes as written. All in favor, motion carried.

4. Public Comments

None.

5. New Business

- a. Verplank: Variance request to allow fences (walls) that are greater than 3.5 feet tall and more than 49% solid in a front yard at 216 Shady Lane. Hill provided a summary noting that the subject walls have been constructed and explained that the site plan did indicate two walls on the site plan in fine print but it did not indicate the height of the wall nor were the walls part on the application materials. Hill also explained that a third wall was constructed that was not on the site plan. Todd Bosgraaf stated that wall

height is compliant, but it is more than 49% solid. Bosgraaf stated that the purpose of the wall was primarily architectural.

The public hearing was opened. George Postmus voiced his support for the wall based on the fact that the lot is a corner lot. No other public comments were taken. Motion by Petrus with second by McMaster to close the public hearing. Motion passed unanimously.

After review of the Staff memo and variance criteria in the Zoning Ordinance, MacLachlan moved to approve the Verplank variance request as presented to allow the applicant to keep the three walls as constructed. Van Strate supported the motion and it was approved 3-1 with McMaster dissenting.

6. Other Business

None

7. Adjourn:

There being no further business, motion MacLachlan with support by Van Strate to adjourn the meeting. All in favor, meeting adjourned at 7:51 PM.

Respectfully submitted,

**Lukas Hill, AICP
Zoning Administrator**