

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

MINUTES

**October 14, 2020
7:00 PM**



VIRTUAL MEETING

1. Call to Order

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

2. Roll Call:

Members Present: Scott Van Strate, Ernie Petrus, Luke DeSmet, and Jim MacLachlan, Bill Meyers, Shannon McMaster

Members Absent: None

Staff Present: Lukas Hill, Zoning Administrator

3. Approval of the Minutes

A. Approval of the Minutes of the July 14, 2020 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: Swanson Property – Variance Request at 205 S. Park

The applicant, Kelly Nemmers, potential buyer of the property, stated that she was requesting the front yard setback variance as much of the western portion of the site is located in the floodplain. Nemmers explained that the request is consistent with the location of the previously existing home and the setback of the home to the south. Petrus asked if any fill is proposed in the floodplain. Nemmers stated that they are requesting the variance to avoid placing any fill in the floodplain.

The public hearing was opened. Lee Schuitema of 408 W. Exchange supported the variance and felt it was in keeping with the existing neighborhood. Motion by McMaster with second by VanStrate to close the public hearing. Motion passed unanimously.

McMaster stated he felt this is a perfect example of why the variance process exists as there is a physical hardship on the property limiting the reasonable use of the property. Other members of the Board concurred that it was a logical request.

Motion by McMaster to approve the front yard variance request as presented at 205 S. Park Street as it meets the variance review criteria with the following conditions:

- a. The applicant will comply with any other local, state, and federal laws.
- b. The applicant will comply with all verbal representations, including the commitment to not place fill in the floodplain.

Motion supported by Van Strate which passed unanimously.

6. Election of Officers

Petrus nominated McMaster to be Chairman which was seconded by Meyers. McMaster stated that he was up for reappointment soon, but he would gladly accept the nomination and would be happy to serve in this role should be reappointed. All were in favor and motion passed unanimously.

Myers nominated Petrus to be Vice Chairman which was seconded by McMaster. Petrus accepted the nomination. All were in favor and motion passed unanimously.

Petrus nominated DeSmet to be Secretary which was seconded by Van Strate. DeSmet accepted the nomination and the nomination was passed unanimously.

7. Adjourn:

There being no further business, motion by DeSmet with support by Van Strate to adjourn the meeting. All in favor, meeting adjourned at 7:21 PM.

Respectfully submitted,

**Lukas Hill, AICP
Zoning Administrator**