

Zeeland Charter Township  
Zoning Board of Appeals  
Minutes of August 22, 2017 meeting

The Zoning Board of appeals of Zeeland Charter Township held a regular meeting in the township hall on August 22, 2017 at 7pm.

Members present: Tom Oonk, Bruce Knoper, Steve Walters, Russ Mudget, and Ben Zwagerman, Rich De Leau and Dirk Pyle.

Motion made by Zwagerman and supported by Pyle to approve the minutes of the previous meeting. Motion carried.

Secretary Oonk read the public hearing notice for 3880 72<sup>nd</sup> Ave requesting a side yard variance for an accessory building.

Chairman Walters opened the public hearing and asked applicant Dan Veltema to explain his reasons in asking for the variance.

Veltema explained that his placement is constrained by the health department requirements for placement of his septic system and reserve area and although the size of his property allows a larger building he is forced to go smaller even with a side yard setback variance.

Motion to close public hearing by Knoper 2<sup>nd</sup> by Deleau carried.

Motion by Knoper 2<sup>nd</sup> by Oonk to grant variance for the reason that the circumstances requiring a variance were not self-inflicted and beyond the owner's control. Motion carried with roll call vote, all ayes.

Second hearing was noticed by secretary Oonk for a front yard variance from section 3.12.C for an accessory building located in the required front yard less than 400 feet from the right of way at 4501 64<sup>th</sup> Ave.

Chairman Walters opened the hearing and asked owner Stan Osterbaan to explain his reasons in asking for the variance.

Osterbaan showed maps of his property showing the watershed slope of his property in the area that would comply with the ordinance for location of his accessory building. An alternative location that would work needs the variance that was applied for.

Motion by Mudget 2<sup>nd</sup> by Pyle to close hearing approved.

Motion by Mudget 2<sup>nd</sup> by Knoper to approve variance request for the following reason:

Slope of property and watershed/waterway not conducive for building without variance as requested. Motion carried with roll call vote – all ayes.

Motion by Oonk, 2<sup>nd</sup> by Knoper to have variance effective immediately. Motion carried all ayes.

Motion by Mudget, 2<sup>nd</sup> by DeLeau to adjourn carried, all ayes.

Tom Oonk Secretary

Don Mannes recording secretary