

ZONING BOARD OF APPEALS
CITY OF GRAND HAVEN
MEETING MINUTES

July 19, 2023

A regular meeting of the Grand Haven Zoning Board of Appeals was called to order by Vice Chair Hills at 7:00 p.m. in the Grand Haven Council Chambers. On roll call, the following members were:

Present: Kerry Bridges, Vice Chair Mark Hills, Tyler Berg, Ryan Galligan

Absent: Tyler Jackson

Also present: Brian Urquhart, City Planner, and members of the public.

Approval of Minutes

Motion by Bridges, seconded by Galligan, to approve the June 21, 2023 minutes as written. Passed unanimously with a voice vote.

Call to the Audience – Mark Edge of 18423 Main St. commented on why ZBA Case 23-05 wasn't on the agenda. He mentioned he heard the information via neighbors and requested the City provide notice of such cancellation.

Election of officers – Urquhart said per the ZBA By-Laws, the ZBA shall select its officers for the next year at the July meeting.

Chair - Bridges made motion to appoint Mark Hills as Chair. Seconded by Galligan. Voice vote. All ayes. **Motion passed.**

Vice-Chair - Hills made motion to appoint Kerry Bridges as Vice-Chair. Seconded by Berg. Voice vote. All ayes. **Motion passed.**

Secretary – Hills made motion to appoint Berg as Secretary. Seconded by Bridges. Voice vote. All ayes. **Motion passed.**

Case 23-04: A request for a variance at 620 Lafayette Ave. (parcel #70-03-20-484-013) to allow lot coverage of 36% where 35% is the maximum in the Southside District.

Chair Hills opened the public hearing for the case at 7:07pm

Josh Brugger introduced his request. He said the lot at 620 Lafayette is 45% smaller than the minimum required size in the Southside District. He mentioned there is a small increase in lot coverage and no setbacks would be reduced with this request.

Pam Gallina, property owner of 620 Lafayette Ave, indicated that she spoke with all her neighbors and everyone is in support of the request.

Steve Groters of 618 Lafayette Ave., lives next door and has no objections to the request.

Motion by Galligan, seconded by Bridges, to close the public hearing was carried unanimously by voice vote. Closed at 7:15pm.

Hills asked Urquhart about any written correspondence. Urquhart said the city received one email in support.

The board considered the seven basic conditions.

- A. All members felt the request is not contrary to the public interest and intent of the ordinance. Motion by Bridges, seconded by Berg, to approve Basic Condition A. Condition A **passed** unanimously on a roll call vote.
- B. All members agreed an addition to a single-family dwelling is a permitted use in the Southside District. Motion by Bridges, seconded by Galligan, to approve Basic Condition B. Condition B **passed** unanimously on roll call vote.
- C. All members agreed the approval of the variance would not cause adverse effect on neighboring properties. Motion by Bridges, seconded by Berg, to approve Basic Condition C. Condition C **passed** unanimously on roll call vote.
- D. All members agreed the lot contains conditions that are not so general or recurrent in nature as the lot is 45% smaller than the required lot size in the Southside District. Motion by Bridges, seconded by Galligan, to approve Basic Condition D. Condition D **passed** unanimously on roll call vote.
- E. All members agreed the variance request is not self-created. Motion by Bridges, seconded by Galligan, to approve Basic Condition E. Condition E **passed** unanimously on roll call vote.
- F. All members agreed there is no reasonable alternative location for the addition, and will not encroach further into any side or front yard setback. Motion by Bridges, seconded by Berg, to approve Basic Condition F. Condition F **passed** unanimously on roll call vote.
- G. All members agreed that 25 sq. ft. addition is only 1% increase to the lot coverage requirement, and 36% is a minimum requirement necessary to allow the building addition. Motion by Bridges, seconded by Berg, to approve Basic Condition G. Condition G **passed** unanimously on roll call vote.

Motion by Bridges, seconded by Galligan, to **APPROVE** ZBA Case 23-04, a request to allow lot coverage of 36% at 620 Lafayette Ave. (parcel #70-03-20-484-013) because the variance satisfied all conditions of approval. Yeas: Hills, Bridges, Berg, Galligan. Nays: None. The variance was **APPROVED**.

Reschedule September meeting date

Urquhart said the City Attorney is available to provide a training on ZBA basics on Wednesday September 27th, time TBD. He said there are several new members on the board that could benefit from this training opportunity.

Motion by Galligan, seconded by Berg, to reschedule the September meeting date to September 27th. All ayes. **Motion passed.**

Staff Report

Urquhart said there will be a meeting in August.

Call to the Audience – Second Opportunity

None

Adjournment:

Motion by Galligan, seconded by Berg, to adjourn. Unanimously approved by voice vote.
Meeting adjourned at 7:23 p.m.



Brian Urquhart, City Planner

