

**ZONING BOARD OF APPEALS
CITY OF GRAND HAVEN
MEETING MINUTES**

December 15, 2021

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

Present: Kerry Bridges, Amy Kozanecki, Ryan Galligan, Mark Hills, Tyler Berg, Marshall Lystra, Chair Jerry Klukos.

Absent: None

Also present was Pat McGinnis, City Manager.

Call to the Audience – No comments

Approval of Minutes

Motion by Kozanecki, seconded by Hills, to approve the September 9, 2021 minutes passed unanimously by voice vote.

Case 21-09: A request by 815 Verhoeks LLC for one variance related to a proposed building at 815 Verhoeks Street (parcel #70-03-28-112-002): a variance from Sec. 40-419.02.2 to allow for the building to be located one (1) foot from the rear property line where a minimum 10-foot setback is required.

Denny Dryer, 220 ½ Washington Avenue, provided an overview of his request.

Mrs. Howland had authored a complete memorandum outlining the request in detail. Mr. Dryer presented written comments to each Board Member to support his variance request.

They are anticipating a need for additional space for maneuverability, so are asking for a rear yard variance to one foot from the west property line where ten feet is required. The site was previously occupied by Merle Boes fuel farm.

Chair Klukos opened the public hearing for the case. McGinnis said there was no correspondence.

Kurt Koella, 803 Verhoeks, is not in support of the variance. The 1' setback would not allow for safe train traffic. The building to the north is too close; the problem should not be compounded by an additional building that is too close to the lot line. The property could be reasonably used as is, it could be used as something different, the proposed variance does not meet the "reasonable use" standard.

Jan Koella, 803 Verhoeks. Street can be very busy when the highway is backed up; using it for mini-storage will present conflicts with on street traffic safety. Also concerned about noise and light pollution that will come with this use.

Motion by Hills, seconded by Kerry, to close the public hearing was carried unanimously by voice vote.

The board considered the seven basic conditions.

- A. Motion by Hills, seconded by Galligan, to approve Basic Condition A/1 **passed** on the following roll call vote: Ayes: 7. Nays: 0.
- B. Motion by Hills, seconded by Bridges, to approve Basic Condition B/2 **passed** on the following roll call vote: Ayes: 7. Nays: 0.
- C. Motion by Hills, seconded by Kozanecki, to approve Basic Condition C/3 **passed** on the following roll call vote: Ayes: 7. Nays: 0.
- D. Motion by Hills, seconded by Lystra, to approve Basic Condition D/4 **passed** on the following roll call vote: Ayes: 7. Nays: 0.
- E. Motion by Hills, seconded by Galligan, to approve Basic Condition E/5 **passed** on the following roll call vote: Ayes: 7. Nays: 0.
- F. Motion by Hills, seconded by Bridges, to approve Basic Condition F/6 **failed** on the following roll call vote: Ayes: 0. Nays: 7.

Members commented that this was presented at the Planning Commission without a need for the variance, and that plan was approved, demonstrating that there was a reasonable alternative: the one that was applied for and approved.

- G. Motion by Hills, seconded by Galligan, to approve Basic Condition G/7 **failed** on the following roll call vote: Ayes: 0. Nays: 7.

Members commented the same argument applies as was referenced for basic condition F/6.

Motion by Hills, seconded by Galligan, to **DENY** the requested variance because it **failed** Conditions F/6 and G/7, **passed** on the following roll call vote: Ayes: 7. Nays: 0. The variance was **denied**.

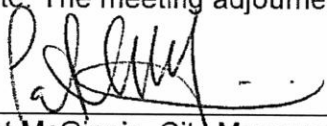
Call to the Audience – Second Opportunity

Kurt Koella 803 Verhoeks, appreciates the review and decision tonight.

Denny Dryer, 2201/2 Washington, thanked the Zoning Board of appeals for a complete and thorough discussion.

Adjournment:

Motion by Hills, seconded by Kozanecki, to adjourn was unanimously approved by voice vote. The meeting adjourned at 7:51 p.m.



Pat McGinnis, City Manager