

MINUTES OF THE REGULAR MEETING OF THE GEORGETOWN CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS HELD SEPTEMBER 28, 2016

The meeting was called to order at 7:30 p.m. by Chairperson Tom Healy.

Members Present: Tom Healy, Joyce Weise, Greg Honderd, Kelly Walkotten, members; and Kendall Grable, alternate  
Members Absent: D. Dale Mohr  
Others Present: Mannette Minier, Secretary and Zoning Administrator

**#160928-01 – Approval of the minutes**

The minutes of the regular meeting held on February 24, 2016 were presented.

**Moved by Joyce Weise, seconded by Kelly Walkotten, to approve the minutes as presented.**

**MOTION CARRIED UNANIMOUSLY.**

**#160928-02 – (VAR1604) David Luurtsema, 675 Jackson St.,** is requesting to locate an accessory building in the front yard, a variance from Sec. 3.4(A) which states that accessory buildings and uses shall not be erected in any front or required side yard and from Sec. 3.4(F) which states in residential districts, a detached accessory building shall be located in the rear yard or non-required side yard of the lot; in a (RR) Rural Residential district, on a parcel of land described as P.P. # 70-14-36-360-007, located at 675 Jackson St., Georgetown Township, Ottawa County, Michigan ([submittal materials](#))

The zoning administrator presented a [staff report](#).

David Luurtsema, 675 Jackson, presented the request and stated the following. A well is located on the other side of the driveway. This is better for the rear view of all the neighbors and is far from the neighbors. The architecture of the building will match the siding and shingles of their house.

Kelly Walkotten said that she had visited the site and the accessory building would be blocked from view from the street.

Joyce Weise asked about the elevation changes.

The applicant stated that the land drops off and there is a drainage easement that fills with water when it rains.

Kendall Grable asked about the lighting and the applicant replied that he will not use floodlights, but will use can lights and the building will basically be used to store things.

Tom Healy asked if the building would go in the narrow area and the applicant pointed out on a map where it would go.

The chairman opened the public hearing. No one was present to speak at the public hearing. The chairman closed the public hearing.

**Moved by Tom Healy, seconded by Kelly Walkotten, to adopt the staff report as findings of fact and to approve variance (VAR1604) David Luurtsema, 675 Jackson St., to locate an accessory**

**building in the front yard, a variance from Sec. 3.4(A) which states that accessory buildings and uses shall not be erected in any front or required side yard and from Sec. 3.4(F) which states in residential districts, a detached accessory building shall be located in the rear yard or non-required side yard of the lot; in a (RR) Rural Residential district, on a parcel of land described as P.P. # 70-14-36-360-007, located at 675 Jackson St., Georgetown Township, Ottawa County, Michigan; based on the finding that the request meets the seven standards of the ordinance as noted in the staff report and has unique circumstances as noted in the staff report; with the following conditions:**

- 1. The accessory building shall meet all other ordinance requirements, including size, height, location on the lot (other than it may be in the front yard).**
- 2. It shall be located at least 350 feet from the centerline of Jackson.**
- 3. The building shall be architecturally similar to the main structure.**

Joyce Weise asked if the variance, including the conditions of approval, remained with the property and was told yes.

The applicant noted that they would be redoing the siding of their house and it was clarified that the slats of the siding would go in the same direction and the new siding would be similar to that used on the accessory building.

**Tom Healy noted that standards 3 and 5 have been met because this was consistent with others that have been granted this right and the value of the lot was the open space in the back. He said that it would devalue the property to place it in the back and this was consistent with the intent of the ordinance.**

**MOTION CARRIED UNANIMOUSLY.**

**#160928-03 – Public Comments**

**#160928-04 – Other Business**

**#160928-05 - Adjournment**

**Moved by Joyce Weise, seconded by Kelly Walkotten, to adjourn the meeting at 7:51 p.m.**

**MOTION CARRIED UNANIMOUSLY.**