



# ROBINSON TOWNSHIP ZONING BOARD OF APPEALS

Ottawa County, Michigan

May 29, 2024

The special meeting of the Robinson Township Zoning Board of Appeals was called to order at 7:00 P.M. at the Robinson Township Hall.

**Present:**

Rich Saddler  
Briana Fowler  
Bill Maschewske  
John Wood

**Absent:**

Doug Putnam

Also present were Zoning Administrator Julie Lovelace and applicant Erin Woltjer. No other members of the public were present. The attendance sheet is not attached as it included no signatures.

Approval of Agenda

A motion was made by John Wood and seconded by Briana Fowler to approve the agenda as amended to correct the date of the minutes to be approved to April 11, 2024.  
The motion carried unanimously with one member absent.

Approval of Minutes

A motion was made by John Wood and seconded by Briana Fowler to approve as written the Zoning Board of Appeals minutes from the April 11, 2024 meeting.  
The motion carried unanimously with one member absent.

Action Item

A Zoning Board of Appeals application was received from Andrew Woltjer of 12288 Rich St. (Permanent Parcel no. 70-08-21-400-002). The request was for an extension of a Variance granted to the applicants on May 11, 2023 for the construction of an attached garage with a 49.5 ft. front yard setback where 75 ft. was required. Refer to the Zoning Board of Appeals minutes from the May 11, 2023 meeting. The old garage would be demolished and the new garage would be flush with the front of the house and would be a two-story structure including additional living space and a bathroom.

Erin Woltjer stated that the extension of the Variance was needed because the contractor that originally quoted the construction work increased his bid very significantly. This forced them to re-evaluate finances and also seek additional quotes for the construction, delaying the start of the project. The application for extension was dated May 1, 2024 and prior to the expiration of the Variance on May 11, 2024.

Per Section 40.12 of the Zoning Ordinance, the Zoning Board of Appeals may grant an extension of a Variance by a request from the applicant and a show of good cause. The consensus of the Zoning Board of Appeals is that good cause was shown.

Bill Maschewske – Inquired if the applicant was requesting an extension of the 12- month limit to obtain a Building Permit or the 18- month time limit to complete construction.

Erin Woltjer – Stated she is requesting an extension of both time limits.

The Zoning Board of Appeals discussed and determined that circumstances had not changed since the granting of the Variance and therefore there was no reason to revoke, rescind, or revise the previously approved Variance.

Following further discussion, the applicant requested 12 months from this date to obtain a building permit and 18 months from this date to complete construction.

A motion was made by John Wood and seconded by Bill Maschewske to grant an extension of the Woltjer Variance for 12288 Rich St. The applicant has 12 months from this date to obtain a building permit and 18 months from this date to complete construction. The justification for the extension is included in these minutes. All conditions of the original Variance granted on May 11, 2023 still apply, including conformance with all Federal, State, County, and Township ordinances and laws and compliance with the application. There have been no changes in ordinances or circumstances that would affect the granting of the original variance. Refer to the Zoning Board of Appeals minutes from the original appeal date of May 11, 2023.

A roll call vote was taken.

John Wood – Yes

Rich Saddler – Yes

Bill Maschewske – Yes

Briana Fowler -- Yes

The motion carried unanimously with one member absent.

Any and All Other Business That May Come Before the Board

Zoning Administrator Lovelace cautioned that members responding to emails from her should not “Reply All” since that would constitute a discussion among a quorum of members of the Zoning Board of Appeals and violate the Open Meetings Act.

Adjournment

A motion was made by Briana Fowler and seconded by John Wood to adjourn the Zoning Board of Appeals meeting at 7:37 PM.

The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske  
Secretary, Robinson Township  
Zoning Board of Appeals

Attachment: Zoning Board of Appeals application for extension of Variance for 12288 Rich St.



# Extension Request

## ROBINSON TOWNSHIP

12010 - 120<sup>th</sup> Avenue, Grand Haven, Michigan 49417 616-846-2210

### ZONING BOARD OF APPEALS APPLICATION

APPLICATION FEE: \$250.00 + ESCROW FEE MINIMUM \$500.00

#### PLEASE NOTE ESCROW FEES ON APPLICATIONS

The Board adopts an application fee to cover normal Township expenses such as clerical and Zoning Administrator costs and a specified number of meetings of the appropriate board. In addition to the nonrefundable application fee, the Board requires an applicant to reimburse the Township for all out-of-pocket expenses incurred by the Township in processing any application (including but not limited to publication expenses; mailing expenses; engineering expenses; attorney expenses; additional Board, ZBA or Planning Commission meeting expenses; any other professional expenses; etc.). This shall be done by the collection of an escrow fee at the time an application is submitted. Any unused portion of the escrow fee shall be refunded to the applicant. In the event that the escrow amount needs to be increased, the applicant shall be notified and must replenish the escrow account in the amount determined by the township supervisor before any additional action will be taken.

#### PROCEDURE:

Name of Applicant: Andrew Woltjer

Address of Applicant: 12288 Rich St

Home Telephone: 616-366-5847 Business Telephone:

Property Location: Robinson Twp

Permanent Parcel Number: 70-08-21-400-002

Subdivision: \_\_\_\_\_ Lot Number:

Parcel Size: 1 acre Current Zoning of Property: A1

Existing Use of Property and/or Structure: Home, primary residence

Proposed Use of Property and/or Structure: Home, primary residence

**NOTE:** A survey of the property documenting accurate measurements must be provided.

Should a variance be granted, the applicant must survey and stake the lot and any proposed buildings or structures to be constructed on it. In addition, the applicant may be required to post a performance bond or other performance guarantee in an amount to be determined by the Zoning Board of Appeals.

rd 250.00 OK #400  
5/20/24

**VARIANCE REQUEST:**

Section(s) of the Robinson Township Zoning Ordinance from which relief is sought:

Property line setback. Currently approved  
variance timeline extension

Reason for seeking variance: Home expansion

Extension request because of issues with  
our general contractor and new were  
too late in the season.

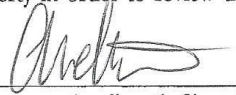
exp 5/11/24

**NOTE:** The applicant must attach a site plan showing the dimensions of the property, setbacks to front, rear and side lot lines, the location and dimensions of all existing buildings and structures, any proposed buildings or structures, the location of any driveways or easements, the area of the property where the variance is being sought and such other information as may be required.

I agree to authorize members of the Zoning Board of Appeals and representatives from the Zoning or Building Department to enter my property in order to review the particulars of my request.

5-1-2024

Date



Applicant's Signature