

Allendale Charter Township
Zoning Board of Appeals

Date: Tuesday, August 19th, 2025

Time: 7:00 p.m.

Place: Allendale Charter Township Offices

Members Present: Rick Chapla, Joe Jacquot, Ray Nadda, Rick Westerling, Robert Chapin

Members Absent:, Sean Caird

Staff Present: Steve Kushion, Zachary Fields

Recording Secretary: Zachary Fields

Guests Present: Katherine Potts, Joshua Potts

Meeting was called to order at 7:00 p.m. by Robert Chapin

- A. Approval of August 8th, 2024, meeting minutes. Motion to Approve by Rick Westerling, Seconded by Ray Nadda. **Motion carried 5-0**
- B. Approval to retain Zoning Board officers. Motion to retain current officers by Rick Westerling, Seconded by Ray Nadda. **Motion carried 5-0**
- C. Approval of agenda as is. Motion to approve the agenda as is by Robert Chapin, seconded by Ray Nadda. **Motion carried 5-0**
- D. Public Comment for non-public hearing items
- No Comments
- E. Public Hearing
 - Variance Request for 10930 Timberline Drive, Allendale, MI 49404 – 70-09-27-156-005, Joshua and Kathrine Potts are looking to get a setback variance on their property.

Looking to install 3rd stall onto garage with living space.

Zoning Board of Appeals acknowledged that the was two letters sent in that pertain to the request. One letter in favor for and the other against the request.

Mr. Kushion confirmed that the side yard setback for the property is 10 feet in Bittersweet PUD.

Katie Potts explained that this addition would be for her in-laws, and they wanted the variance because they have a culvert in the backyard that caused a hardship on the property.

The Zoning Board of Appeals discussed whether or not that the property faces a hardship and whether or not this property does require a setback variance.

Mr. Chapin asked if Steve has approved any other project like this in the area, but Steve could not recall any such projects.

Mr. Nadda asked if they were able to expand out the back yard instead of the side yard. Mrs. Potts answered yes but the culvert does limit the room they have in the backyard.

Mr. Kushion elaborated that there are options that they could pursue that would not require them to get a variance. He also stated that they are able to put in a driveway up to the property line, just not build any structure within 10 feet of the property line.

Mr. Chapla asked Steve if there have been any side yard variances in the past like this one. Steve replied no.

Zoning Board of Appeals went into the questioning of the provisions of these ordinances.

Question 1: That compliance with the strict letter of the restrictions governing area, set backs, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

Zoning Board of Appeals voted **5-0 NO**

With the first question failing to pass, the Zoning Board of Appeals did not move further with this process.

F. Public Comment for public hearing items

- No Comments

Adjourn at 7:47 PM