

**VILLAGE OF GRAND BEACH  
ZONING BOARD OF APPEALS HEARING  
FEBRUARY 16, 2004**

President Jim Bracewell called the Zoning Board of Appeals hearing to order at 7:15 p.m. EST. In attendance in addition to Bracewell were Walter Carroll, John Boden Jr. and Debbie Lindley. Robert Grim was not in attendance.

The purpose of the meeting was to hear a request from Thomas & Irene Trainor for a variance of the zoning ordinance in regards to the installation of a swimming pool for the following described property: 46039 Lakeview Avenue described as lots 9 & 10, block B of Grand Beach Springs, Grand Beach, Michigan, and being property code #11-39-2590-0009-00-3.

Tom Trainor addressed the board and stated that they are very close to the maximum allowable lot coverage with their house and even a little on the low side. He is asking for a variance from the maximum lot coverage requirement for approximately 400 square feet for the swimming pool. The lot size is 8,100 square feet and the total lot coverage for the house and pool is 3,005 square feet.

The house and pool that were on the property and recently demolished covered about 51% of the area.

Jim Bracewell stated that the previous lot coverage compared to the new lot coverage has nothing to do with the way the board will vote on this variance.

John Boden stated that the property had nothing on it and they were working with a clean slate. He felt that when you build a new house you should be able to meet all of the building requirements.

Pete Carroll stated that whether the DEQ labels this location as a critical dune or not, it actually is a dune. He is concerned that a swimming pool would have an adverse effect on the dune. He stated that an in ground pool is a lot of weight to put on a dune that shifts.

Jim Bracewell added that some of the residents are concerned that a six foot high fence might cause a problem with the view of the lake. The architect stated that the fence would not be a problem because the Trainors do not want to block their view of the lake either.

After much discussion the architect felt that they would be able to eliminate a few things from their original plans to reduce the lot coverage and possibly build a smaller pool.

The hearing was continued for 30 days. If Mr. Trainor submits plans that meet the zoning requirements, and the permit is approved by the building inspector, there will be no need for another hearing in 30 days.

With no further business, the Zoning Board of Appeals Hearing was closed at 7:30 p.m. EST.

Respectfully submitted,

Mary J. Robertson  
Clerk/Treasurer

**VILLAGE OF GRAND BEACH  
REGULAR COUNCIL MEETING  
FEBRUARY 16, 2005**

President James Bracewell called the regular scheduled meeting of the Grand Beach Village Council to order at 7:35 PM EST. Present in addition to Bracewell were Walter Carroll John Boden Jr. and Debbie Lindley. Robert Grim was not in attendance.

P. Carroll/D. Lindley moved to approve the minutes of the regular council meeting of January 19, 2005. Unanimous 4-0.

Committee reports:

Building: J. Boden reported that he and Bill Owens have been working on changes to the zoning ordinance to include:

1. Definition of basement
2. Height
3. Remove the two story limit to let the height determine the number of stories
4. Lot coverage
5. Cupolas

The council asked J. Boden to submit these changes to the village attorney for his input.

Parks & Beaches: P. Carroll reported that he had visited a couple of sets of beach stairs in the old section of Grand Beach and that there was an erosion problem that should be monitored.

Pro-Shop & Golf Course: J. Bracewell reported that the renovation project of the hall and pro-shop continues.

Police & Waters & Streets: Nothing to report.

Nick Sinnott of ServiScape reported that they are \$1300 under budget so far this year. He informed the council that he will be moving to Beverly to supervise the maintenance of their golf course and he introduced Clay Putnam as his replacement.

The Village Superintendent, Police Chief and Building Inspector had nothing to add to their written reports.

A motion by J. Bracewell/J. Boden was approved unanimously 4-0 to approve a request for a payment to Pagel & Frey in the amount of \$58,920.00.

Bills to be paid with written additions were approved unanimously 4-0 on a motion by J. Bracewell/P. Carroll.

J. Bracewell/J. Boden moved to hold the council meetings on the third Wednesday of each month. Approved unanimously 4-0.

J. Bracewell/J. Boden moved to approve a donation of \$60.00 to the New Buffalo Police Department to help purchase educational safety materials. Approved unanimously 4-0.

P. Carroll/J. Boden moved to transfer \$50,000 from the general fund to the capital projects fund as budgeted for 04/05. Approved unanimously 4-0.

J. Bracewell/J. Boden moved to transfer \$34,000 from the general fund to the golf fund as budgeted for 04/05. Approved unanimously 4-0.

J. Bracewell/J. Boden moved to approve Pagel & Frey change order #9 for an additional \$920.00 for ceiling fan mounting boxes and #10 for a credit of \$1,900 for cleaning of limestone which could not be done. Approved unanimously 4-0.

P. Carroll/D. Lindley moved to adopt a resolution for a charter amendment as written with an election date of August 2, 2005. Approved unanimously 4-0.

J. Bracewell stated that the golf cart registration fees will remain the same as last year and the golf committee is working on a system for temporary golf cart stickers for people who rent a cart.

J. Bracewell/J. Boden moved to approve an expenditure of up to \$600 to replace six bulletin boards in the pro-shop. Approved unanimously 4-0.

J. Bracewell/J. Boden moved to purchase a third booster pump from Peerless Pump for the water department at a cost of \$18,766. Approved unanimously 4-0. Superintendent Bob Dabbs explained that our village water system is currently operating at over 80% capacity. In 2006 we will be at 90% capacity, at which point the DEQ can deny any additional water taps. This third pump will give us the capacity we need through 2012 and possibly an additional five years.

J. Bracewell/J. Boden moved to approve high speed internet service for the village office and police station, not to exceed a cost of \$100 per month. Approved unanimously 4-0.

J. Bracewell/P. Carroll moved to approve a hall rental request from Stacey Larkin for 6/25/05. This date was approved by the social club president. Approved unanimously 4-0.

The council received six letters concerning dogs on the beach and in public areas. J. Bracewell stated that P. Carroll held a meeting on 2/9/05 with D. Lindley attending to discuss the issue of dogs on the beach. There will be more meetings scheduled to discuss this matter. It was suggested that these meetings be held on Saturdays.

With no further business, the meeting was adjourned at 8:22 p.m. EST.

Respectfully Submitted,

Mary J. Robertson  
Clerk/Treasurer