

VILLAGE OF GRAND BEACH
ZONING BOARD OF APPEALS HEARING
July 19, 2006

President Jim Bracewell called the Zoning Board of Appeals hearing to order at 7:20 p.m. EDT. In attendance in addition to Bracewell were Walter Carroll, John Boden Jr. and Robert Grim. Debbie Lindley was not in attendance.

The purpose of the meeting was to hear a request from Thomas Trainor for a variance from the maximum lot coverage requirement to add an additional 800 square feet of cement around the swimming pool located at 46039 Lakeview Avenue.

Tom Trainor addressed the board and stated that he is requesting a variance in order to pour cement around his swimming pool. He has planted grass around the pool but the area close to the house is shaded and the grass is not growing well. He stated that it has become a safety issue because of the mud in the area.

He added that the original request was for 800 square feet of cement, but after making adjustments to his plans he is only requesting 463.5 square feet of additional lot coverage.

He told the board that he did not feel that the additional cement would cause any drainage issues with the neighbors as he did not notice any standing water after the recent heavy rains.

Bob Grim asked him if he would consider putting a dry well in place to take care of the excess drainage. Trainor stated that he would be willing to install a dry well.

John Boden stated that he understood the safety issue around the swimming pool. He added that once the new zoning ordinance is adopted, the lot coverage in the high density area of the Village will be increased to 40%.

The additional 800 square feet would increase the lot coverage from 29% to 39% which would be less than the 40% that would be allowed with the new zoning ordinance. The addition of 463.5 square feet would increase the current coverage to approximately 35% of area.

Jim Bracewell and Building Inspector Bill Owens explained that there are patio pavers that allow 100% of the water to drain through them and this could be considered in place of the cement. Owens told him that if he decides to use the pavers, he would need to submit the manufacturer's specs and installation instructions to Owens before installing the pavers.

Tom Trainor stated that he would prefer to put the cement down now rather than install pavers and then replace them with cement after the new zoning ordinance is in place because of the expense involved.

R. Grim moved with support from J. Boden to approve the request for a variance as stated. The motion failed with a 2-2 vote with R. Grim and J. Boden voting aye and P. Carroll and J. Bracewell voting nay. In order to approve a variance request, there must be three votes in favor of the request.

With no further business, the Zoning Board of Appeals Hearing was closed at 7:34 p.m. EDT.

Respectfully submitted,

Mary J. Robertson
Clerk/Treasurer

**VILLAGE OF GRAND BEACH
REGULAR COUNCIL MEETING
JULY 19, 2006**

President Jim Bracewell called the regular council meeting to order at 7:35 PM EDT. Present in addition to Bracewell were John Boden Jr., Pete Carroll and Bob Grim. Debbie Lindley was not in attendance.

B. Grim moved, with support from J. Boden to approve the minutes of the regular council meeting of June 21, 2006. Motion carried unanimously 4-0.

Committee reports:

Building & Zoning: John Boden told the council there have been complaints about a new house on Lakeview. He stated that the house meets all of the zoning requirements.

Parks & Beaches: Pete Carroll told the council that the high waters and flooding has caused overrun from the creek into the lake.

Streets & Water: Bob Grim told the council that he has been in touch with Merritt Engineering regarding the Village water project and they are waiting to hear from various outside agencies that have been contacted regarding the project. He stated that there has been concern from Village residents with regards to New Buffalo Township's water issues. The Village Attorney has informed the Clerk that the Village will not be liable for the new water system in the Township.

Police: Debbie Lindley was not in attendance.

Pro Shop & Golf Course: Pete Carroll told the council that he is aware of the problem with the tree that was planted on the 7th fairway and assured them that the tree will be replaced in the fall by the landscaper that planted it. Jim Bracewell stated that he has received phone calls regarding the stones that were placed around the tree. He asked that they be removed at this time because of safety concerns.

Nick Sinnott of ServiScape reported that they are currently approximately \$2000 under budget for the year. He told the council that there is a problem with the number five fairway irrigation and he believes it is pump related.

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

Jim Bracewell moved, with support from John Boden to approve the bills with additions as presented. Motion carried unanimously 4-0.

John Boden briefly discussed the new zoning ordinance that the council has been working on. The sign section of the ordinance was discussed again and there were no changes made to the current wording.

Jim Bracewell told the audience that the council is getting very close to having the ordinance ready for a public hearing. The Clerk stated that she has a few changes to discuss with the Village Attorney and she will find out what the next step is in preparing for the public hearing.

Pete Carroll told the council that he has been playing phone tag with the loss prevention consultant from Meadowbrook Insurance regarding the issue of weekly and monthly golf cart rental. At the June meeting the council directed him to contact the Village insurance carrier regarding the issue of the Village's liability if the carts were rented out weekly and monthly. Bob Grim told the council that he has no objections to renting the carts out for use on the golf course, but he is opposed to renting golf carts out on a weekly and monthly basis. Carroll told the council that there is no sense of urgency at this point since it is so late in the season and people have probably made their arrangements with outside companies for cart rentals.

The council once again discussed a fee schedule that was presented to them by the clerk. After discussion Bracewell asked the clerk to present the fee schedule again including only the demolition permit fee, street opening/right-of-way permit fee, swimming pool permit fee and a revised zoning board of appeals fee. Grim suggested that the fee for the ZBA hearing be similar to the water tap fee which includes a non refundable flat fee with all additional charges to be billed to the applicant after the Clerk has received all relevant bills. The revised schedule will be presented to the council at the August council meeting.

Jim Bracewell moved, with support from John Boden to approve a request from New Buffalo High School to pay \$600 to the Village to use Grand Beach as their home golf course and to allow them to hold two cross country events. Motion carried unanimously 4-0.

At an earlier meeting the council received a request from Chris Korbakes to add plants, flowers and a large boulder in memory of his late wife at the garden located at the intersection of Royal and Station Roads. He is still in the process of researching to find plants that are deer resistant and require minimal maintenance. He submitted a drawing requesting permission to place rocks around the garden with a boulder in the middle and was given the okay by the council to do so.

B. Grim moved, with support from J. Boden to adjourn the meeting. Motion carried unanimously 4-0.

With no further business, the meeting was adjourned at 8:43 PM EDT.

Respectfully Submitted,

Mary J. Robertson
Clerk/Treasurer