



**VILLAGE OF FRUITPORT
ZBA PUBLIC HEARING MINUTES
AUGUST 14, 2025 at 7:00 PM
MEETING LOCATION IS FRUITPORT DPW
PUBLIC HEARING FOR 304 LAKE STREET**

1. Call to Order – Chairperson Haack called the meeting to order at 7:00 p.m.
2. Roll Call – Committee members present were Don Haack, John Winkas, and Matt Wakely.
Roger Vanderstelt, Village President was also present. Public present: Cecil Colthorp, 275 Lake Street; Bill Sikkel, legal counsel for Brian and Christine Hoy (property owners); and Brian Koetje, project contractor for Brian Christine and Hoy (property owners). The Hoys could not attend the meeting and previously stated Sikkel and Koetje would represent them.
3. Review of Request for Variance – Haack read the request for variance and asked if there were any questions. No questions were asked.
4. Applicant Presentation – Brian & Christine Hoy were unable to attend due to a scheduled mission trip overseas. Sikkel explained that the variance was necessary for several reasons. They had previously installed a ramp and staircase because they intended this property to be their forever home. The ramp was intended for future use as well as for any guests who might struggle with the staircase. This left only the area marked on the proposed plan in their packet as the sole option for pool installation. The contractor, Koetje, spoke about their preparations for the pool installation, mentioning that soil borings had been conducted to ensure safety, given the soil conditions near the water's edge. Haack expressed concern about the proximity to the lake, noting that they were asking the board to reduce the 50-foot setback to 7.5 feet. He also asked if they were aware that the lake had risen 10-12 feet in the past and that the pool would fill with lake water. Koetje responded that the pool would be elevated at least 8-10 feet above the shoreline, so that would not be an issue. Haack reiterated that a 7.5-foot setback was a substantial request, especially since the board had previously allowed a couple of 40-foot setbacks, raising concerns about the implications for the lakeside corridor. Wakely suggested asking the Village Council to rezone the area for reduced setbacks, considering the current building sites and lot sizes. Sikkel mentioned having faced setbacks in the past on other projects. Haack indicated that it was still a significant request for such a deviation from the zoned setbacks and suggested they take it to the planning commission and the village

planner. More discussion ensued regarding that corridor of homes and their setbacks. Wakely then asked if they could move the meeting forward; John agreed, and Don proposed reading the neighbors' correspondence.

5. Correspondence from Neighbors – Haack read letters from neighbors. Mark and Beth Oldenberg, 270 Pine Street, expressed their full support for the project. Neighbors Josh and Elizabeth Sinclair, 286 Lake Street, also supported the project with a letter. No additional correspondence was received.
6. Public Comment – Colthorp expressed approval of the project.
7. Close Public Hearing – Haack motioned to close the public hearing at 7:26 p.m. Winkas supported the motion, and the public hearing was closed.
8. Open Board Meeting – Haack opened the board meeting. Wakely opened the discussion by expressing concerns about such a significant deviation from the code and the setback. He stated that this should be a matter for the Village Council given the requested deviation and the proximity to the lake. Haack agreed with Matt, stating he was uncomfortable with the request due to its proximity to the lake and the significant setback deviation. He also mentioned the role of the planning commission in this process. Wakely then asked Vanderstelt if this matter should be taken back to the Village Council for their input. Winkas was asked if he had any questions; he replied that he thought Wakely and Haack had covered all necessary points and had no questions at this time. Haack reiterated concerns about the weight and soil issues related to being so close to the lake. Koetje responded again that they had conducted engineering and soil tests and felt confident moving forward. Wakely asked if someone wanted to make a motion on the subject. Wakely motioned to deny the request due to significant deviation from the original 50-foot setback to the proposed 7.5 feet. Haack seconded the motion. Roll call vote. No: Wakely, Winkas, and Haack. The motion passed unanimously.
9. Adjournment – The meeting adjourned at 7:33 p.m.