

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD, INTERLOCHEN, MI  
JUNE 10, 2020

MINUTES

1. CALL TO ORDER: By Chairman Volkening at 6:01 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: Volkening and McDonald. Wilson and Baldwin were present via Webex. Haight joined thru Webex at 6:05 pm and Marshall joined at 6:16 pm. Also present were Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by McDonald and supported by Baldwin to approve the Agenda, as presented. Carried.
5. CONFLICT OF INTEREST STATEMENT: None.
6. APPROVAL OF MINUTES: Moved by Volkening and supported by Wilson to approve the Minutes of May 13, 2020, as amended. The last motion on page 3 was *approved*. Carried.
7. CORRESPONDENCE: None.
8. NEW BUSINESS
  - A. PUBLIC HEARING: ZBA 20-007-A request for the granting of a variance to Article 8 Zoning District, 8.7 Table of Dimensional Regulations, water's edge setback, located at 4094 Peninsular Shores Drive, Interlochen, MI and owned by Scott and Debbie Hocking. The applicant is requesting a variance of 11 feet from the water's edge setback of 50 feet for the enlargement of an existing deck.

Hocking explained that they wish to expand their deck by combining two little decks to accommodate their family, and without a variance they would be encroaching on the setback. The lower level will not be altered, just the upper deck. The house was built in 2004. He is committing to the hand drawn sketch provided in the meeting packet.

OPENING PUBLIC HEARING TO PUBLIC COMMENT by Volkening at 6:14 pm.

No public comment.

CLOSED PUBLIC HEARING TO PUBLIC COMMENT by Volkening at 6:15 pm.

Wilson and Baldwin agree that the variance is needed because the lake juts in, in front of the applicants' house.

ACTION ON ZBA 20-007: Motion by Volkening and second by Wilson to approve ZBA 20-007 request on the basis of 15.4, the parcel doesn't meet the required lake residential 1 acre minimum, the request is consistent with the neighbors' needs, there is already a deck there and it is a unique situation. Roll Call: Yes-McDonald, Wilson, Baldwin, Haight, Volkening. No-0. Carried.

- B. PUBLIC HEARING: ZBA 20-008- A request for the granting of a variance to Article 8 Zoning District, 8.7 Table of Dimensional Regulations, water's edge setback, located at 10461 Wildwood Road, Interlochen, MI and owned by Brian Horton. The applicant is requesting a variance of 12 feet from the water's edge setback of 50 feet for the enlargement of an existing deck.

Bradley Horton explained that his grandmother's house was built in 1978 and the deck needs to be rebuilt. They wish to increase it by 2 ½ feet and they would use the existing staircase at this time. It wouldn't be much different than some of the other structures that do exist at the lakeshore. It is a double lot and the shoreline does taper away; it would be hard to get a deck inside the required area.

OPENING PUBLIC HEARING TO PUBLIC COMMENT by Volkening at 6:27 pm.

No public comment.

CLOSED PUBLIC HEARING TO PUBLIC COMMENT by Volkening at 6:27 pm.

ACTION ON ZBA 20-008: Motion by Baldwin and second by Wilson to approve ZBA 20-008 request with information given and because it isn't any different from what his neighbors have. Roll Call: Yes-McDonald, Wilson, Baldwin, Haight, Volkening. No-0. Carried.

- C. PUBLIC HEARING: ZBA 20-009- A request for the granting of a variance to Article 8 Zoning District, 8.7 Table of Dimensional Regulations, side yard setback and Article 4 General Provisions, 4.11 Accessory Buildings and

Structures D. An accessory structure not attached to a primary structure shall be located no less than 10 feet from the primary structure to allow access for emergency services, located at 5139 Karlin Road, Interlochen, MI and owned by Catrina Sayler-Darling. The applicant is requesting a variance of four feet from the side yard setback of 15 feet and ten feet from the 10-foot separation for a primary structure to an accessory structure for a garage.

Sayler-Darling explained that they converted the garage into living space for her two stepdaughters. Then they added a carport in front of the existing garage. The carport is an unfinished steel detached garage with no electricity. The carport was not attached to the house for cost purposes. It was put up in September 2019. The house was built in 1953. She wishes to be in compliance and came into the Office as soon as she realized the carport needed a permit. She is asking for two variances to allow her to keep the carport in this location and apologized that it is an after the fact.

McDonald mentioned that fire trucks could access the front and the back of the building. Wilson said a steel building probably wouldn't be a fire issue.

OPENING PUBLIC HEARING TO PUBLIC COMMENT by Volkening at 6:42 pm.

Colleen Gibbons, 5136 Karlin Road, is in support of the variances and said the carport looks nice.

Melissa Barley, 5121 Karlin Road, is in support of the variances and thinks the carport and addition looks nice.

CLOSED PUBLIC HEARING TO PUBLIC COMMENT by Volkening at 6:45 pm.

ACTION ON ZBA 20-009: McDonald moved that we approve variance, variances as requested finding that it would be unnecessarily burdensome; she did mention cost factor of an attached garage; it will do substantial justice to her and the neighbors; house was built in 1953 before zoning so they didn't know and they ended up closer to the neighbors than they might not have been if they were aware of our new zoning rules; and their driveway ended up where it ended up. Based on that I would move that we approve both variance requests as requested. Second by Volkening. Roll Call: Yes-McDonald, Wilson, Baldwin, Volkening. No- Haight. Carried

9. OTHER BUSINESS: None.

10. PUBLIC COMMENT: None.

11. BOARD COMMENTS Reiten said the ZBA will have two cases next month. Even if the Board is able to meet in person there will still be the opportunity to participate using Webex.

12. ADJOURNMENT: Volkening adjourned the meeting at 6:51 pm.

CHRIS HAIGHT, SECRETARY  
GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS

RONDA ROBINSON, RECORDING SECRETARY  
GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS

NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND/OR CORRECTION PRIOR TO THEIR ACCEPTANCE.