

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD, INTERLOCHEN, MI
NOVEMBER 4, 2020

MINUTES

1. CALL TO ORDER: By Chairman Volkening at 6:05 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: Volkening, Wilson and Baldwin. McDonald and Haight were absent and unexcused. Also present was Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Baldwin and supported by Volkening to approve the agenda, as presented. Carried.
5. APPROVAL OF MINUTES: Moved by Volkening and supported by Wilson to approve the Minutes of September 9, 2020, as presented. Carried.
6. CORRESPONDECE: Three letters from Haggards.
7. CONFLICT OF INTEREST STATEMENT: None.
8. NEW BUSINESS

A. ZBA 19-007-Extension request.

Ben Vernia, applicant, was not present at the meeting. He requested, through an emailed letter, an extension on his Variance request approval granted on October 9, 2019. The Covid virus did impact his ability to move forward with his project.

Motion by Volkening and second by Baldwin to grant the requested extension of one year for ZBA 19-017. Roll Call: Yes-Baldwin, Wilson, Volkening. No-0. Carried.

- B. ZBA 20-017 – A request for the granting of a variance to Article 8 Zoning Districts, 8.7 Table of Dimensional Regulations, Note G Parcel Width to Depth Ratio-a parcel less than thirty (30) acres created after the effective date of this Ordinance shall not have a depth which is more than three (3) times its width, located at 9685 US 31 South, Interlochen, MI and owned by Lemman Real

Estate, LLC. The applicant is requesting a variance of 131 feet for the lot width for the expansion of the parcel that exceeds the length to width ratio.

Heather Stetson-Leman, applicant, explained that they wish to buy the five acres adjacent to the south of their property. This property would be added to their existing parcel. The five acres would be used for additional storage of boats. They don't want to add road frontage because they like to store boats out of eyesight; Long Lake Marina works hard to portray a neat and clean business entrance. If the proposed property is added to their parcel it will be 131 feet too narrow, according to the Ordinance.

Public Hearing opened to Public Comment by Volkening at 6:17 pm.

No Public Comment.

Public Hearing closed to Public Comment by Volkening at 6:17 pm

Volkening referenced Section 15.4 and said it would unreasonably prevent them from having somewhere to store boats which is an allowed use. The proposed Variance would do substantial justice because the property couldn't be used for much else. A lesser relaxation reached by adding property to the East isn't ideal.

Motion by Volkening and second by Wilson to grant the requested Variance ZBA 20-017 in accordance with Article 15, Section 15.4 of the Zoning Ordinance. Roll Call: Yes-Wilson, Baldwin, Volkening. No-0. Carried.

Leman thanked Reiten for her guidance and help through the process.

- C. ZBA 20-018 – A request for the granting of variances to Article 8 Zoning Districts, 8.7 Table of Dimensional Regulations, front yard setback 35 feet, located at 1882 Kozy Court, Interlochen, MI and owned by Norman Skrzypczak. The application is requesting a Variance of six feet to the front yard setback for the construction of a deck.

Skrzypczak explained the existing cement porch is too small to safely enter the home with a walker or wheelchair. The porch is currently at the setback line. Even with the additional six feet added to the porch the neighbor's porch will still be in front of their porch. It will also make the structure look nicer.

Baldwin agreed that opening the door takes up the whole porch.

Public Hearing opened to Public Comment by Volkening at 6:35 pm.

No Public Comment.

Public Hearing closed to Public Comment by Volkening at 6:35 pm.

Motion by Baldwin and second by Volkening to grant the requested Variances ZBA 20-018 in accordance with Section 15.4. It will provide justice to the applicate and is not out of the ordinary in the area. Roll Call: Yes-Wilson, Baldwin, Volkening. No-0. Carried.

- D. ZBA 20-019 – A request for the granting of variances to Article 8 Zoning Districts, 8.7 Table of Dimensional Regulations, front yard setback 35 feet, located at 4689 State Park Highway, Interlochen, MI and owned by Mitten Property Management. The applicant is requesting a variance of 20 feet to the front yard setback for the construction of a house and deck
Public Hearing opened at 6:53 pm.

Loomba explained that the previously owner was not able to build on this property because of the limitations. He passed out a survey of the property which is attached. He plans on building a nice looking 900 square foot home on this property. The septic has already been approved. The parcel is .13 acres. He is asking for a 20 feet Variance to be able to build on the lot.

Public Hearing opened to Public Comment by Volkening at 6:48 pm.

No Public Comment.

Public Hearing closed to Public Comment by Volkening at 6:48 pm.

Baldwin said the property is unique and the request isn't for anything out of the norm in the area. Volkening stated that to fit in the building envelope the structure would have to be 600 square feet which is too small according to the Ordinance. He went on to say that the proposed Variance would do justice to the applicant and to others in the area. Strict compliance to the Ordinance wouldn't allow any structure because the lot is too small.

Motion by Volkening and second by Baldwin to grant the requested Variance ZBA 20-019, as presented. The request meets all the criteria of Section 15.4. Roll Call: Yes-Wilson, Baldwin, Volkening. No-0. Carried.

9. OTHER BUSINESS:

A. Proposed 2021 Meeting Schedule meeting the standard second Wednesday of the month at 6pm at Golden Fellowship Hall -The Board had no issues with the schedule.

B. Reiten reviewed the upcoming Board members expiring terms.

Wilson's term will expire in January 2021. Wilson will continue on the Board. Volkening's term will expire in January 2021. Volkening will continue on the Board.

McDonald's term will expire in January 2021. McDonald is going to step down and will be replaced by a Township Board member.

10. PUBLIC COMMENT: None.

11. BOARD COMMENTS: None.

12. ADJOURNMENT: Volkening adjourned the meeting at 6:59 m.

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.