

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD, INTERLOCHEN, MI  
SEPTEMBER 9, 2020

MINUTES

1. CALL TO ORDER: By Chairman Volkening at 6:02 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present in person were: Wilson, Volkening and McDonald. Baldwin and Marshall were absent. Haight joined virtually. Also present was Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by McDonald and supported by Volkening to approve the Agenda, as presented. Carried.
5. CONFLICT OF INTEREST STATEMENT: Wilson expressed a conflict of interest with ZBA 20-007. He is a neighbor of the applicants.
6. APPROVAL OF MINUTES: Moved by Volkening and supported by Wilson to approve the Minutes of August 12, 2020, as presented. Carried.
7. CORRESPONDENCE: None.
8. NEW BUSINESS
  - A. PUBLIC HEARING: ZBA 20-014-A request for the granting of a variance to Article 8 Zoning District, 8.7 Table of Dimensional Regulations, front yard setback, located at 4955 State Park Highway, Interlochen, MI and owned by Benjamin and Mary Kathryn Eckler. The applicants are requesting a variance of 10 feet from the front yard setback of 35 feet on South Road for the construction of a house.

Eckler explained that they appreciated the feedback from the Board and residents at their last appearance. They have tried to address the concerns of the Board. It is a very small lot, 1/3 of the required lot size and they bought three lots to get to this size. The setbacks on this lot are unique; there is a 35-foot setback on State Park Highway, a normal setback on the north side of the lot and the other two sides have a 35-foot setback, one for basically a shared driveway and the other for a utility easement on the east side. Their goal is to build an accessible house for their mom and have the structure fit

the character of the neighborhood. They are now asking for a 10-foot variance to build 25 feet from South Road. They reduced the size of the structure by 150 square feet and made everything as efficient as they could. Only above the garage will there be a second story. Resizing the septic tank would not help the situation. Mansfield Engineering reviewed the drainage on the lot and said there was no issue. The driveway will come off State Highway and therefore snow removal by South Road will not be an issue. The big pine tree on the south west corner of the lot will not be removed. The lot coverage is within the requirements.

OPENING PUBLIC HEARING TO PUBLIC COMMENT by Volkening at 6:22 pm.

Linda Dear, 8722 Maddy Road, asked if the applicants understood the setbacks before they bought the property. She has concerns about safety, privacy, environment, runoff and snow removal.

CLOSED PUBLIC HEARING TO PUBLIC COMMENT by Volkening at 6:25 pm.

Volkening reviewed the correspondence turned in for this case. Haggard's Plumbing and Heating in favor of variance. Julie Forrest, Candace Gorman, Nancy Forbes, Celia Ebert, Duane Morse and Dale Chandler have concerns and are not in favor of granting the variance. These letters are public record and attached to these Minutes.

ACTION ON ZBA 20-014: Motion by McDonald and second by Volkening to approve ZBA 20-007 as presented because the applicants have addressed concerns about the construction of a house on the lot. It is a small lot with a tight building envelope. The variance is only for 10 feet of the 35-foot setback. The neighbors' concerns have been heard but they appear to be neighborhood issues and not the type of concerns the ZBA is tasked with. Roll Call: Yes-McDonald, Haight, Volkening. No-0. Carried.

- B. PUBLIC HEARING: ZBA 20-015- A request for the granting of a variance to Article 8 Zoning District, 8.7 Table of Dimensional Regulations, Note D: Minimum dwelling unit area shall be eight hundred (800) square feet except for a mobile home located in a licensed mobile home park, located at 2602 Depot Road, Interlochen, MI and owned by Jack O'Malley. The applicant is requesting a variance of 49 square feet from the minimum 800 square feet for conversion of an existing structure to dwelling unit.

Jonathan Keck, 515 E. Stoneway Drive, Sandusky, OH, will be closing on the property in a week. The plan is to use this property, that is zoned commercial and previously a business, as a cottage for his family. Due to the setbacks it would be nearly impossible to add the required 49 square feet to the structure to meet the minimum square foot requirements of the Ordinance.

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

No public comment.

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

Reiten said the Village Commercial District allows dwelling units not immediately adjacent to M-37.

Keck said their intention is to have the drive come off Depot Road. The structure was built in 1995 and is sitting on a crawl space. The drain field is located beyond where the property narrows and sits below overhead electric lines. A portion of the structure is setting in the setbacks and a variance would be needed to add 49 square feet.

Wilson said adding onto the struct might be impossible, it is sitting there now and could just keep sitting there vacant.

ACTION ON ZBA 20-007: Motion by Volkening and second by Wilson to approve ZBA 20-007 variance of 49 feet to convert the commercial building into a residential dwelling. It is a unique lot and the variance will not change the charter of the lot and won't be a hinderance to the neighborhood. Roll Call: Yes-McDonald, Wilson, Haight, Volkening. No-0. Carried.

- C. PUBLIC HEARING: ZBA 20-016- A request for the granting of a variance to Article 8 Zoning District, 8.7 Table of Dimensional Regulations, front yard setback, located at 4701 State Park Highway, Interlochen, MI and owned by Paul and Corrina Scheffler. The applicants are requesting a variance of 31 feet from the front yard setback of 35 feet from State Park Highway and a variance of 17 feet from the front yard setback of 35 feet from Birch View for the construction of a garage.

Scheffler explained that the house was built in 1947 and the lot is very narrow. They wish to build a 15 x 20-foot unattached single-story garage 10 feet in front of their home. There is no other location on their property for a garage. The septic field is across the road. Birch Road is only a road on paper. The garage would be constructed in the same style as the house. The neighbors are fine with the construction of the garage.

OPENING PUBLIC HEARING TO PUBLIC COMMENT by Volkening at 7:01 pm.

No public comment.

CLOSED PUBLIC HEARING TO PUBLIC COMMENT by Volkening at 7:02 pm.

Volkening said everyone should have a garage, the lot is only 45 feet wide and they are not asking for a monster garage. How many feet is it from the road edge to the proposed garage? The Board figured it would be about 25 feet. They didn't want to attach the garage to the house because it would take up the whole front of the house and they would lose their windows on the front of their home.

ACTION ON ZBA 20-016: Motion by Baldwin and second by McDonald to approve ZBA 20-007, a variance of 31 feet from a 35 foot setback and a variance of 17 feet from a 35 foot setback according to Section 15.4 because the lot is small, the 10 foot separation is needed for emergency vehicles, the garage is not possible across the street, and the garage is far enough off the State Park Highway, to be safe. Roll Call: Yes-McDonald, Wilson, Haight, Volkening. No-0. Carried.

9. OTHER BUSINESS: None.

10. PUBLIC COMMENT: Reiten reminded the Board members to send back a response to her emails and to read their packets.

11. BOARD COMMENTS: None.

12. ADJOURNMENT: Volkening adjourned the meeting at 7:10 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.