

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS
HELD VIA WEBEX
MARCH 10, 2021

MINUTES

1. CALL TO ORDER: By Chairman Volkening at 6:00 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present virtually were: Wilson, Volkening, Marek and Haight. Baldwin was absent and excused. All Board members joined the meeting from Green Lake Township, Grand Traverse County. Also present virtually were Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Marek and supported by Volkening to approve the Agenda, as amended. One email was added as correspondence. Roll Call: Yes-Haight, Marek, Wilson, Volkening. No-0. Carried.
5. APPROVAL OF MINUTES: Moved by Marek and supported by Wilson to approve the Minutes of February 10, 2021, as amended. On page 2, *prebuild* changed to *prebuilt*. Roll Call: Yes-Marek, Haight, Wilson, Volkening. No-0. Carried.
6. CORRESPONDENCE: One email in support of Short-Term Rentals from Randy Potzger, 1692 Green Lawn Drive, Grawn, MI 49637.
7. CONFLICT OF INTEREST STATEMENT: None.
8. NEW BUSINESS
 - A. **ZBA 21-003** – A request for the granting of a variance to Article 8 Zoning Districts, 8.7 Table of Dimensional Regulations, front yard setback 35 feet, located at 4190 Central Street, Interlochen, MI and owned by Ronald and Katherine Brakel. The applicant is requesting a variance of 20 feet to the front yard setback for the construction of a garage.

Brakel explained that they bought an extra lot in hopes of one day building a one car garage, with storage. The plan is to construct a one story 25 X 25-foot garage, including the eaves.

Volkening said it is a unique and small lot. The house across the road was granted a variance for a garage a few years ago. The lots were surveyed in 1908 and they are barely .25 of an acre. Many of the houses in this area sit on the setbacks. Wilson asked if the proposed garage could be moved closer to the house. Brakel explained that there is a patio in that spot.

Opened Public Hearing to Public Comment by Volkening at 6:11 pm.

No public comment.

Closed Public Hearing to Public Comment by Volkening at 6:11 pm.

Four letters of support were submitted from:

Lillian Woodcock, Janette E. Dumas and William E. Dumas-4171 Euclid Road

Laurence Smith-4178 Indiana Avenue

Katherine Belk and Jack Budrow-4162 Euclid Avenue

Leon Roggen-4127 Shady Grove Lane

Motion by Marek and second by Wilson to approve ZBA 21-003 because the request meets all five standards according to the Board packet and tonight's conversation. Roll Call: Yes-Haight, Marek, Wilson, Volkening. No-0. Carried.

- B. **ZBA 20-007** – A request for the extension of a previously approved variance of 11 feet from the water's edge setback of 50 feet for the enlargement of an existing deck located at 4094 Peninsular Shores Drive, Interlochen, Mi and owned by Scott and Debbie Hocking.

Hocking explained that his builder was not able to get the needed materials in time to meet the one-year Variance requirement. He plans to start construction in June and will run over the one-year time frame.

Motion by Wilson and second by Marek to approve ZBA 20-007, request for a one year extension, until June of 2022, as presented. Roll Call: Yes-Haight, Marek, Wilson, Volkening. No-0. Carried.

9. OTHER BUSINESS: None.

10. PUBLIC COMMENT: None.

11. BOARD COMMENTS:

Marek reported that he brought the pending Short Term Rental Ordinance discussion to the Township Board. Volkening will present it at this month's Planning Commission meeting.

Wilson asked when the ZBA will be able to meet in person. Reiten said the hope is to meet in person next month. There will be one or two cases next month.

12. ADJOURNMENT

Motion to adjourn the meeting at 6:20 pm by Volkening and supported by Wilson. Roll Call: Yes-Haight, Wilson, Volkening. No-Marek. Carried.

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.

February 28, 2021

Mr. Chris Haight

I have heard that in the near future you will be meeting on the possible changing of short term rentals in the township.

I understand that there have been complaints from property owners, particularly from waterfront property owners, that some property owners have rented their homes for a week or two at a time for vacationers. Occasionally there is a tenant is not a good neighbor and disturbs the peace and quiet of his neighbors and these neighbors would like restrict these property owners of their right to rent their property on a short term basis.

I feel that this not right to restrict the rights of a Green Lake Township property owners and taxpayes on the use of his property. The property owner purchased the property with certain rights and now at this time changing the rules is not at all fair to the property owner.

Also, why should all the Green Lake Township property owners be punished for the sins of a few tenants?

I certainly understand the concern of the neighbors not being able to enjoy the peace and quiet of their own home, I have been in that situation myself. A couple years ago the State of Michigan changed the rules about fireworks and Green Lake Township also changed their rules. There are only certain days and times fireworks can be used. I had a next door neighbor who would light a M80 or Cherry Boom firecracker about 10 or 11 every night all summer. I finally went to the Township to complain and to find out what could be done and they told me I should call the police and report them for disturbing the peace.

It seems to me that the current problem with loud tenants next door could be handled the same way. I see that the fine for disturbing the peace is \$500 and court costs and I would think if a tenant had to pay a fine like that once he would soon reform his ways.

I truly hope you consider the right of all Green Lake Township property owners before making a decision on this.

Sincerely,

Randy Potzger
1694 Green Lawn Dr.
Grawn, MI 49637

PS: It would also help if the landlords would inform their neighbors that they will be renting their property and give them his telephone number for them to call if a problem like this occurs or they notice any negative action to his property.

**Green Lake Township, Grand Traverse County
Green Lake Township Zoning Board of Appeals
Proposed Variance Request by Ron and Kathy Brakel**

To Roy Volkening, Chairman of the Zoning Board of Appeals

We, the Joint Tenants of the property located at 4171 Euclid Road, Interlochen, MI, wish to state that we fully support Ron and Kathy's request and that their variance should be granted.

We understand the process and the ramifications as we went through this process back in 1992 to have our garage built with variances.

Please grant this variance to them.

Thanking you in advance,

Lillian Woodcock
Janette E. Dumas
William E. Dumas

Members of the Green Lake Township,

Kathy and Ron Brackle have our support to build a garage On Their property. I know they have been planning to do this for quite some time. They take wonderful care of their property and this would add so much to it.

Katherine Belk/Jack Budrow
4162 Euclid Avenue
Interlochen MI 49643

Sent from my iPhone

Roy Volkening, chair
Zoning Board of Appeals
9394 10th Street
Interlochen, MI 49643

March 3, 2021

Members of the Board:

We are writing this letter in support of the variance that has been requested by our neighbors, Ron and Kathy Brakel in order to build a garage.

The board is aware of the layout of this neighborhood with roads and alleys, some abandoned and some still in use that was created 120+ years ago, long before setback requirements. A variance is needed for most every home improvement. We made a similar variance request in 2009 in order to build a garage.

Everyone in northern MI needs a garage. We urge the board to approve this variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Laurence Smith', written over a horizontal line.

Laurence Smith
4178 Indiana Ave.

4127 Shady Grove LN
Interlochen MI
49643

Roy Volkening
Zoning Board
9394 10th St.
Interlochen Mi
49643

Dear Mr. Volkening,

My wife and I are residents of Diamond Park Property Owners. We received your letter in regards to Ron and Kathy Brakel building a garage. We would like to express our support of this garage. Our lots are odd shaped and having a variance is just common sense. We appreciate the guidelines, but we truly believe this will be an asset to the neighborhood and not an issue at all.

Thank you,



Leon Roggen