

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD, INTERLOCHEN, MI
JULY 10, 2019

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 were: Jackowski, McDonald, Volkening and Myers. Haight was absent and excused. Also present were Alycia Reiten, Zoning Administrator and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by McDonald and supported by Jackowski to approve the agenda, as amended. Vice Chair is Judy Myers, Secretary is Chris Haight and Gerry Jackowski is a Member at Large. Carried.
5. CONFLICT OF INTEREST STATEMENT: None.
6. APPROVAL OF MINUTES: Moved by Jackowski and supported by McDonald to approve the minutes of the meeting held on June 12, 2019, as presented. Carried.
7. NEW BUSINESS:

ZBA 19-003. A request from Mary Kathryn and Benjamin Eckler, 9970 East Pickwick Court, Traverse City, Michigan, 49684, for their property located at State Park Highway, Interlochen, Michigan, 49643, to allow for the construction of a new residence that will encroach 20' into the required front yard setback of 35' on unimproved South Road. Parcel Id #28-07-460-160-000.

Public Hearing opened at 6:02 pm by Chair Volkening.

Mary Kathryn Eckler explained that her husband and herself are planning on building a home on this parcel for their family of seven. They are asking for the variance because of the lay of the land on the property. The lot is 40 feet wide and 300 feet deep. They are building away from the water; the land is not conducive to building anywhere else. They have explored other locations

on the property to build the home and also have reduced the layout from a five-bedroom to a three-bedroom house. They will not impact the public health, safety or welfare. They looked at having South Road vacated. It would be costly, and the neighbors were more in favor of the proposed variance than the vacation of the road. They feel the circumstances are peculiar with the long narrow lot and the hill. The need for the variance is not because of their actions and they will not change the character of the area. They will be well beyond the waterside setback and are being sensitive to the surroundings. She showed the Board a visual of the way the house would sit on the land. South Road would be used as their driveway.

Jackowski mentioned that when much of Green Lake Township's lake lots were split, the sizes were very small. It is a hardship to try to build on these lots.

Myers mentioned that a house with 2124 square feet is a large house and they are choosing to build this big house on this little lot. She also clarified where the fence and South Road is in regards to their lot. South Road is not really a road, but what if the Road Commission decides to someday use this road.

Nancy Forbes and Clark Daoust, neighbors to the south, are in favor of the proposed variance and said it is a non-issue, in their correspondence dated June 13, 2019.

Public Hearing closed at 6:18 by Chair Volkening.

Motion by Jackowski and support by Volkening to approve ZBA 19-003 based on the fact that Ordinance Section 15.15.4 a, b, c, d, being satisfied based on the discussion tonight. The under sized lot and the topography of the lot has a lot to do with it. Roll Call: Yes- Myers, McDonald, Jackowski, Volkening. No- 0. Carried.

8. CORRESPONDENCE: None.

9. OLD BUSINESS: None.

10. PUBLIC COMMENT: None.

11. BOARD COMMENTS: Myers asked if correspondence regarding ZBA cases should be listed in #8. Answer is no.
12. ADJOURNMENT: Volkening adjourned the meeting at 6:25 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.