

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD, INTERLOCHEN, MI
WEDNESDAY, AUGUST 10, 2022

MINUTES

1. CALL TO ORDER: By Acting Chair Calvin Wilson at 6:01 pm.
2. PLEDGE OF ALLEGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: C. Wilson, Marek and Haight. E. Wilson was absent. Also present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. ELECTION OF OFFICERS: (Chair and Vice-Chair) Moved by Marek and supported by Haight to appoint C. Wilson to the position of Chair. Carried. Motion by Marek, supported by C. Wilson to appoint E. Wilson as the Vice Chair. Carried.
5. APPROVAL OF AGENDA: Moved by Marek and supported by Haight to approve the Agenda as presented. Carried.
6. APPROVAL OF MINUTES: Moved by Haight and supported by Marek to approve the Minutes of June 8, 2022, as written. Carried.
7. CORRESPONDENCE:
C. Wilson read into the record Haggard's Plumbing and Heating offer of support for Bradley variance Requests.
8. CONFLICT OF INTEREST STATEMENT: None on this date
9. NEW BUSINESS
 - A. ZBA 21-009 - A request for the granting of an extension to a previously approved variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, front yard setback 35 feet, located at 9648 2nd Street, Interlochen, MI and owned by Warren John Pitzer. The applicant received a variance of 12 feet to the front yard setback for the addition of a shed.

Warren John Pitzer, 9648 2nd Street, Interlochen

Mr. Pitzer is not able to move the shed by himself it is heavy and he has a serious medical condition. Elmer's said it would be \$1,000.00 to move and he can't pay that, too much money.

Discussion:

The Board reviewed **Article 15 Zoning Board of Appeals, 15.4 Variances, E. Extension of Approval** and stated the following conclusions. Marek, a variance for the shed was already approved, met conditions. Marek also added it would need to be moved sooner than later.

Motion by Marek, supported by Haight to extend ZBA 21-009 for one year to allow for the shed to be moved.

Roll Call:

Wilson, C., yes

Marek, yes

Haight, yes

Carried.

- B. ZBA 20-012 - A request for the granting of an extension to a previously approved variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, front yard setback 35 feet, located at 4953 State Park Hwy, Interlochen, MI and owned by Alice Matteson. The applicant received a variance of 13 feet from the front yard setback of 35 feet from State Park Highway and a 10-foot variance from the front yard setback of 35 feet from Stratford Road for a front porch; a variance of one foot three inches (1' 3") from the side yard setback of 10% of the lot width of 11.2 feet for a garage addition.

The shed from the original application has been completed (31 feet from the front yard setback of 35 feet from Oak Trail).

The applicant received an extension on July 14, 2021 for the previously approved variances.

Alice Matteson, 5310 Timberwyck Trail, Interlochen

Ms. Matteson said she applied in 2020 for a shed and porch. The shed has been completed but the porch is not yet done due to covid, supply costs and her son is going to build it but he is too busy right now. The porch has been torn off. The current entrance is cramped, can't open door with all the stairs. A stretcher would never get through there.

Discussion:

The Board reviewed **Article 15 Zoning Board of Appeals, 15.4 Variances, E. Extension of Approval** and stated the following conclusions.

Haight asked if the porch would be enclosed. Ms. Matteson replied yes. Marek said the variance met all standards when issued and he understands the angst being caused. C. Wilson said he would support the request because some work had been done.

Motion by Marek, supported by Haight to grant a one-year extension to ZBA 20-012.

Roll Call:

Wilson, C., yes

Marek, yes

Haight, yes

Carried.

- C. **Public Hearing** ZBA 22-007 – A request for the granting of a variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, Side yard setback, Note N: Minimum Side Setback Requirement in the Residential Districts shall be fifteen (15) feet or ten percent (10%) of the lot width, whichever is less, provided that no side yard shall be less than seven (7) feet, located at 4275 East Shore Drive, Grawn, MI and owned by Richard and Kathleen Bradley. The applicants are requesting a variance of 1.63 feet to the side yard setback for the addition of a bathroom.

Rich Bradley, 4275 E. Shore Drive, Grawn, MI

Mr. Bradley would like to add a bath to the first floor of his home, the current bath is too small and not wheelchair accessible. He has a long, narrow lot and the addition would encroach on the side yard setback. Most of the variance is the new eve, which he would like to match the remainder of the house. Contemplated make the bath smaller but could not find a way to do it and get the right wheelchair clearance.

Open Public Hearing to Public Comment by C. Wilson at 6:22 p.m.

Comments: None

Close Public Hearing at 6:22 p.m. by C. Wilson.

Discussion:

The Board reviewed **Article 15 Board of Appeals, Section 15.4 Variances**

C. Wilson asked applicant if the deck would be moved or removed, Bradley answered removed, that is where the bath will be. Marek, one is met because of narrow lot. Marek said item two is met, wheelchair accessible needed. C. Wilson, three is met, the applicant has tried other layouts, size of bath fixtures is pretty much fixed. Haight added it is a minor ask and maintains aesthetics of house. Marek said we could lessen the variance, Haight commented would still be a variance. C. Wilson said no neighbors are in attendance to comment.

Motion by C. Wilson, supported by Marek to approve ZBA 22-007 – A request for the granting of a 1.63 foot side yard setback variance for property located at 4275 East Shore Drive, Grawn, MI for the addition of a bathroom.

Roll Call:

Wilson, C., yes

Marek, yes

Haight, yes

Carried.

10. OTHER BUSINESS: Request for clarification on the Planning Commission and administrative decision for Special Land Use Permit #16-01.

Marek said if a phasing plan were wanted it should have been presented and in the plan as part of that file. If they had a notarized copy of the plan that they presented way back at the beginning that would be different, a solid plan of some sort, if provided, should be found somewhere. C. Wilson not a true plan if not included on plans submitted, only in comments by former zoning staff. Haight asked when issued, staff replied in 2016. Haight said plans were dated 2015 he did not see phasing on them. Marek difference in phasing terms, 1, 2 or 3; or phasing as built, none in the plans. He added if no phasing plan is seen, then no phasing plan. No record in application that a phasing plan was requested by former staff. Haight said a notarized copy of plan with phasing in it could change his mind. Former staff letter did not provide phasing plan. No completion date set and it has been six years, with no substantial progress.

Wilson asked if a variance could be requested. Staff stated a non-conforming use variance may be applied for. Haight asked how many buildings were there. Staff replied two.

Motion by C. Wilson, supported by Marek stating there was no phasing plan on paper including no completion date from this committee. Haight said they were only approved for the two buildings by the commission, not the four. Original motion was read by staff to the members, Haight said no phasing was noted in original motion. Roll Call Vote:

Wilson, C., yes

Marek, yes

Haight, yes

Motion carried.

11. PUBLIC COMMENT:

Roy Volkening, 3787 Mason Road, Grawn, MI

Mr. Volkening said in his opinion information is missing and the intent for the storage units was to phase them. Lean on prior Zoning Administrators for what is missing. He thanks the Board for what they are doing and are appreciated.

12. BOARD COMMENTS: None

13. ADJOURNMENT: By C. Wilson at 7:00 p.m.

CHRIS HAIGHT, SECRETARY
GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS

MARY JO BARCK, RECORDING SECRETARY
GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS

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