

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD, INTERLOCHEN, MI  
MARCH 9, 2022

MINUTES

1. CALL TO ORDER: By Chairman Volkening at 6:00 pm.
2. PLEDGE OF ALLEGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: Calvin Wilson, Volkening, Marek, Haight and Ed Wilson. Also present were Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Marek and supported by C. Wilson to approve the agenda, as presented. Carried.
5. APPROVAL OF MINUTES: Moved by Marek and second by E. Wilson to approve the minutes of the meeting held on February 9, 2022, as presented. Carried with a vote of 4-0. Volkening did not vote, as he was not in attendance for the February 9, 2022, meeting.
6. CORRESPONDENCE-Letters of support were received, for both cases, from Haggards. One letter from Colleen Tennant not in support of ZBA 22-004. Two letters from David Burke. The first letter not in support of ZBA 22-004 and the second letter in support of ZBA 22-004. One letter from Sarah Koontz in opposition to ZBA 22-004.
7. CONFLICT OF INTEREST STATEMENT: E. Wilson has a conflict with ZBA 22-004 and will recuse himself from that case.
8. NEW BUSINESS:
  - A. Public Hearing ZBA 22-001.1 — A request for a variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, front yard setback 35 feet, located at 8888 Dugreen Blvd, Interlochen, MI and owned by Gary Holt for the addition of a bedroom and bathroom. Originally approved 11-foot front yard setback s/b 26 feet.

Josh Parker, Up North Contracting, explained that in January this property was granted an 11-foot variance, for a small addition. They now realize the actual need is for a 24.5-foot variance. A survey has been completed. There is no other feasible way to add onto this small home.

Opened the Public Hearing to public comment by Volkening at 6:10 pm.

No Public Comment.

Closed the Public Hearing to public comment by Volkening at 6:11 pm.

Marek stated that nothing has changed regarding this case. The five standards are still met and he is even more comfortable with the decision, since a survey was completed.

Motion by Marek and support by E. Wilson to approve ZBA 22-001.1, as presented. Section 15.4 has been met. Roll Call: Yes-E. Wilson, Haight, Marek, C. Wilson, Volkening. No-0. Carried.

E. Wilson recused himself and sat in the audience at 6:13 pm.

- B. Public Hearing ZBA 22-004 — A request for the granting of a variance to Article 4 General Provisions, 4.19 Private and Undeveloped Roads, D. Private Road Maintenance Agreement, located at County Road 633, Grawn, MI and owned by Jared Ringwald. The applicant is requesting a variance to the requirement for a private road maintenance agreement.

Jared Ringwald, 10830 S. Orchard Way, explained that they purchased the 60 acres with the intention of building their family home on the site. The property has a legal 33' recorded easement along with utilities which all adjacent property owners have signed. The easement would now be used to access three homes and therefore is required to become a private road. Green Lake Township requires a private road maintenance agreement for all private roads. The Ringwalds have collected all but one signature required for the private road maintenance agreement. They will not be able to obtain the last signature. They are asking for a variance for the required private road maintenance agreement. The proposed maintenance agreement states that the Ringwalds are solely responsible for the costs of maintaining the private road. If the property is ever sold the financial responsibility goes with the property.

Opened Public Hearing by Volkening at 6:25 pm.

Colleen Tennant, 6265 Jeffrey Place, has concerns with the continued maintenance of the proposed road. Is it private or public? Will all the gravel remain on their property?

Sarah Koontz, 6187 Jeffrey Place, is concerned about the road being widened, trees being removed and additional traffic.

Art Eisner, 6171 Jeffrey Place, doesn't want the proposed private road to impact his property.

Eric Devries, 6251 Jeffrey Place, is concerned the proposed road will encroach on his property.

Closed the Public Hearing to public comment by Volkening at 6:33 pm.

The Board talked through the five standards in Section 15.4 of the Ordinance. Strict compliance with the Ordinance would unreasonably prevent the owners from building a house on their property. The variance will do substantial justice to the applicants and to other property owners on the easement. The home owners in the area will benefit from an increased value on their homes. There is no lesser relaxation to give. The need for the variance is due to their very unique circumstance. This problem was not caused by the property owners; it is caused by the Ordinance requirements.

Motion by Marek and support by Haight to grant ZBA 22-004, as presented, a private road maintenance agreement is not required. The variance meets all the requirements of Section 15.4. Roll Call: Yes-Marek, C. Wilson, Haight, Volkening. No-0. Carried.

Marek left the meeting at 6:48 pm.

E. Wilson rejoined the Board at 6:48 pm.

9. OTHER BUSINESS: None
10. PUBLIC COMMENT: None.
11. BOARD COMMENTS: None.
12. ADJOURNMENT: Volkening adjourned the meeting at 6:50 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.