

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD, INTERLOCHEN, MI
SEPTEMBER 8, 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 were: C. Wilson, Volkening, Baldwin and E. Wilson. Also present were Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by C. Wilson and supported by Volkening to approve the agenda, as presented. Carried.
5. APPROVAL OF MINUTES: Moved by Volkening and second by C. Wilson to approve the minutes of the meeting held on July 14, 2021, as presented. Carried.
6. CORRESPONCENCE-One letter of support from Haggard's dated 8-25-2021, for ZBA #21-011.
7. CONFLICT OF INTEREST STATEMENT: None.
8. NEW BUSINESS:
 - A. PUBLIC HEARING ZBA 21-011: A request for the granting of variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, water's edge setback 50 feet, located at 4268 Lakeview Drive, Interlochen, MI and owned by Samuel and Laurel Thompson. The applicants are requesting a variance of 20 feet to the water's edge to expand a deck.

Laurel Thompson explained that their existing deck is sagging and deteriorating. They plan to replace it with composite decking materials. The existing deck is a strange rectangle with a little bump out. They wish to change the deck shape into an ach or half-moon. The furthest point of the proposed deck is no closer to the water's edge than the furthest point of the existing deck.

Open Public Hearing to Public Comment by Volkening at 6:09 pm.

No public comment.

Closed Public Hearing to Public Comment by Volkening at 6:09 pm.

Volkening said the existing deck is already in the setback and the proposed deck is not excessive.

C. Wilson said the new deck will look nicer and it will not impact the water or anyone's views.

Motion by C. Wilson and support by Baldwin to approve ZBA 21-011, as presented, based on the standards in Article 15, Section 15.4 of the Ordinance. The variance will do substantial justice to the applicant and the new deck will not encroach any further than the old deck. Roll Call: Yes-C. Wilson, E. Wilson, Baldwin, Volkening. No-0. Carried.

- B. PUBLIC HEARING ZBA 21-012: A request for the granting of variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, minimum lot area five acres, located at McGregor Way and owned by Double Diamond Enterprises. The applicant is requesting a variance of 1.94 acres to the minimum lot size for a storage development.

Dave Roe, attorney for Jacob Miller, explained that the applicant has owned this property for a long while and the intent was always to add more storage units on this parcel very similar to the storage units he owns on the adjacent property. In February of 2020, the Zoning Ordinance was amended, and storage units are no longer allowed in the Commercial District. The property was issued a conditional rezoning to R-5 by the Planning Commission. Storage units are allowed in R-5 with a minimum lot size of 5 acres. The parcel is 1.94 acres short of the 5-acre requirement. He is asking for a variance and believes this is the ideal location for storage units, as it is off of US 31 and adjacent to other storage units.

Reiten stated that if the variance is approved Miller would have to go to the Planning Commission for a detailed site plan approval. The amendment to the Ordinance was intended to keep storage units off the US 31 corridor.

Open Public Hearing to Public Comment by Volkening at 6:20 pm.

No public comment.

Closed Public Hearing to Public Comment by Volkening at 6:20 pm.

Motion by Baldwin and support by Volkening to approve ZBA 21-012 according to the standards in Article 15, Section 15.4 of the Ordinance, and based on the unique circumstances of this specific parcel. It was owned prior the zoning change; the storage units will not be on the highway and it will do justice to both the applicant and the neighbors. Roll Call: Yes-E. Wilson, Baldwin, C. Wilson, Volkening. No-0. Carried.

9. OTHER BUSINESS: None
10. PUBLIC COMMENT: None.
11. BOARD COMMENTS: None.
12. ADJOURNMENT: Volkening adjourned the meeting at 6: 23 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.