

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD, INTERLOCHEN, MI
JANUARY 12, 2022

MINUTES

1. CALL TO ORDER: By Chairman Volkening at 6:01 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: C. Wilson, Volkening, Marek, and E. Wilson. Haight arrived at 6:03 pm. Also present were Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. ELECTION OF OFFICERS:

Motion by Marek and seconded by E. Wilson to keep the same slate of officers for 2022. Chair-Volkening, Vice Chair-C. Wilson, Secretary-Haight. Carried.
5. APPROVAL OF AGENDA: Moved by Marek and supported by C. Wilson to approve the agenda, as amended. ZBA 22-002 variance request changed from 10 to 11 feet. Carried.
6. APPROVAL OF MINUTES: Moved by Marek and second by Volkening to approve the minutes of the meeting held on December 8, 2021, as presented. Carried.
7. CORRESPONDENCE-Two letters of support from Haggards’.
8. CONFLICT OF INTEREST STATEMENT: None.
9. NEW BUSINESS:
 - A. ZBA 21-005 — A request for the granting of an extension to a previously approved variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, water’s edge setback 50 feet, located at 4021 Euclid Ave., Interlochen, MI and owned by Michael and Laura Fasel. The applicants received a variance of 27 feet to the water’s edge to expand a deck.

The Fassel’s are asking for a one-year extension due to the shortage of contractors and building supplies for their previously approved variance.

Motion by Marek and seconded by C. Wilson to approve a one-year extension to ZBA 21-005. Roll Call: Yes-C. Wilson, E. Wilson, Haight, Marek, Volkening. No-0. Carried.
 - B. Public Hearing ZBA 22-001 — A request for the granting of 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. The applicant is requesting a variance of 11 feet to the front yard setback for the addition of a bedroom and bathroom.

Josh Parker and Charlie McDaniel, Up North Contracting, explained that the applicant is asking for a variance to add a master bedroom and bathroom to his existing residence. He has owned the home since 2006, it is 960 square feet and is not used as a rental. The lot is very small and has two front yards: one on Lyon and one on Dugreen. There is no other feasible spot for the addition.

Opened the public hearing to public comment by Volkening at 6:17 pm.

No public comment.

Closed the public hearing to public comment by Volkening at 6:17 pm.

Marek asked if the requested variance is for 10 feet or 11 feet. Reiten said the variance request is for 11 feet, but the additional foot will only be used if needed. It was hard to get a reliable measurement in the snow since the road is not paved. There is no way to add onto this house with out some type of relief. The addition size is reasonable. In review of the five standards the members agreed that strict compliance to the Ordinance would be burdensome because there is no basement, and the floor plan doesn't leave any other options for an addition. The requested variance would be harmonious to the area because there has been no comments from neighbors and there are no safety concerns. The small lot does not provide a lesser relaxation of the proposed variance. The need for the variance is due to the property having two front yards.

Motion by Volkening and seconded by Marek to approve ZBA 22-001, an 11-foot setback from the front yard setback based on Sect. 15.4, 1-5. Roll Call: Yes-E. Wilson, Haight, C. Wilson, Marek, Volkening. No-0. Carried.

- C. Public Hearing ZBA 22-002 — A request for the granting of a variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, front yard setback 35 feet, and a request for the granting of a variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, 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 4697 State Park Hwy, Interlochen, MI and owned by Benjamin Vernia and Carol Ritchie. The applicants are requesting a variance of 14 feet to the front yard setback and 5 feet 8 inches to the side yard setback for the addition of a kitchen, bathroom and porch

Matt Wallom, Architect and General Contractor for the applicants, explained that the property owners were granted a variance in 2019 but later realized the variance would not accommodate their needs. Currently the requested variance is needed to replace both

deteriorating extensions on the home. The original cottage was built in 1934 and is extremely small and already encroaches on two sides. The variance would allow the bathroom and entry way to be reconfigured and have enough room to add modern appliances.

Opened the public hearing to public comment by Volkening at 6:53 pm.

No public comment.

Closed the public hearing to public comment by Volkening at 6:54 pm.

The Board members discussed the facts that the structure has been non-conforming for a long time and was built prior to any zoning requirements. The homes in this neighborhood are all larger than the applicants' home. Any lesser relaxation of the request would entail losing a lot, for a little gain. There have been no comments from the neighbors. The structure is in need of the maintenance.

Motion by C. Wilson and seconded by Marek to approve ZBA 22-002, as presented because it meets all of Sect. 15.4 1-5. The request is reasonable, the structure will not be further out than it is now, and it is in need of repairs. Roll Call: Yes- Marek, C. Wilson, Haight, E. Wilson, Volkening. No-0. Carried.

10. OTHER BUSINESS: None

11. PUBLIC COMMENT: None.

12. BOARD COMMENTS: Reiten said Ed Wison is now a member in large. They mentioned that all County roads are not plowed by the County. The Board would like to continue to receive the Planning Commission minutes in their meeting packet.

13. ADJOURNMENT: Volkening adjourned the meeting at 7:14 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.