

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD, INTERLOCHEN, MI
WEDNESDAY, FEBRUARY 8, 2023

MINUTES

1. CALL TO ORDER: By Chair Calvin Wilson at 6:01 pm.
2. PLEDGE OF ALLEGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: C. Wilson, Dowlan, and Haight. Marek and E. Wilson were absent. Also present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: C. Wilson amended the agenda to remove 4. ELECTION OF OFFICERS. Moved by C. Wilson and supported by Haight to approve the amended agenda. Carried. (*Later noted no election of officers was held in January as thought, item will be added to the next meeting agenda.*)
5. APPROVAL OF MINUTES: C. Wilson noted the January 11, 2023 Minutes incorrectly had E. Wilson commenting under CORRESPONDENCE when actually C. Wilson. Moved by C. Wilson and supported by Haight to approve the Minutes of January 11, 2023, as amended. Carried.
6. CORRESPONDENCE:
C. Wilson stated no correspondence has been received.
7. CONFLICT OF INTEREST STATEMENT: None on this date
8. NEW BUSINESS
 - a. **Public Hearing** ZBA 23-002 – A request for the granting variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, front yard setback 35 feet, located at 3985 E. Shore Drive, Grawn, MI and owned by Angela & Joel Rogers. The applicant is requesting a variance of 4'7" to the front yard setback for the construction of an attached garage.

Angela and Bill Rogers

3985 E. Shore Drive

Ms. Rogers explained Ivan Road is not county maintained and is used as a boat launch by Duck Lake Peninsula residents. The need for the variance is because the two roads and the setbacks, and also their drainfield leave little room for a garage. She continued, the variance being asked for is the best plan with little intrusion. Mr. Rogers said the current garage is under the house and is a two car. Ms. Rogers added to that it has low ceilings.

They would like to turn the garage into storage once new garage is completed.

Chair said he visited the property and wanted to add Ivan Drive is ice covered and must make getting into the driveway difficult. Mr. Rogers said at times his wife drives on the lawn next to the driveway to stay off the ice.

Chair asked if they have other storage options, applicant said storage units.

C. Wilson opened the Public Hearing at 6:09 p.m.

No Remarks from Audience

C. Wilson closed the Public Hearing at 6:09 p.m.

Discussion:

Chair asked size of current garage and when built, Mr. Rogers said 28x24 and 1973.

Chair asked if applicants were stuck on a two car, responded yes. Chair added he understood, vehicles are not getting any smaller.

Chairman Wilson asked that the members begin review of Article 15, Section 15.4 Variances. The members will review each item 1-5.

1. Strict Compliance...

Chair stated strict compliance does exist due to the layout of the lot and the road angle. Haight asked if the boat launch was public or private and due cars park there. Ms. Rogers said there would not be room to launch if a vehicle parked there.

2. Substantial Justice...

Chair asked if any issues with neighbors. Ms. Rogers said they are excited for the project.

3. Lesser Relaxation...

Chair stated the request is consistent with other properties in the neighborhood. Ms. Rogers added their garage would be six-feet less than the neighbors into the setback.

4. Unique circumstances...

Chair said it is a small lot with two roads-setback and different angles, not square. The drainfield also has to be considered.

5. Compliance...

Chair asked applicants if they met with staff prior to starting the project. Mr. Rogers said they came in and spoke with staff. Haight asked staff if measurements have been verified. Staff indicated a site sketch report will be required if the variance is approved and before a land use application is processed. Haight asked if the driveway will need to be moved. Mr. Rogers stated there is already a gravel driveway in place. Haight asked how garage accessed. Mrs. Rogers share a photo of the house with the entry door. Mr. Rogers also said the new driveway will have room to get all cars in and not park on road. Haight asked if trees will need to be removed. Mrs. Rogers said not all. Chair commented most will stay based on the stakes. Mr. Rogers said some beech will need to be removed, beech tree disease. Dowlan asked who maintains Ivan Drive in the winter. Mr. Rogers said they do. Right now, there are snowmobiles running down it.

C. Wilson made a motion to approve ZBA: 23-002 as presented, stating that standards of Article 15.4 Variances have been met; lot at an intersection and odd angle, 4' but still back from neighbors property, removes the hill – boat launch, from their access to garage, low height of garage, supported by Haight.

Roll Call Vote:

Dowlan: yes

Haight: yes

C. Wilson: yes

Motion carries unanimously 3-0.

9. OTHER BUSINESS: None

10. PUBLIC COMMENT:

Angela and Bill Rogers

3985 E. Shore Drive

Mr. and Mrs. Rogers thanked the Board and staff.

11. BOARD COMMENTS:

12. ADJOURNMENT: By C. Wilson at 6:33 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.