

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD, INTERLOCHEN, MI
WEDNESDAY, DECEMBER 8, 2021

MINUTES

1. CALL TO ORDER: By Chairman Volkening at 6:04 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: C. Wilson, Volkening, E. Wilson, Marek and Haight. Also present were Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. ELECTION OF VICE CHAIR: Baldwin has moved out of the Township and can no longer sit on the Board.

Motion by E. Wilson and second by Volkening to elect C. Wilson as Vice Chair, until the Election of Officers at next month's meeting. 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 C. Wilson and supported by Marek to approve the Minutes of October 13, 2021, as amended. On page three C. Wilson's vote was corrected to read Yes. Carried.
7. CORRESPONDENCE: One letter of support from Haggard's Plumbing and Heating.
8. CONFLICT OF INTEREST STATEMENT: None.
9. NEW BUSINESS
 - A. PUBLIC HEARING ZBA 21-014 – 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 4333 Lake Avenue, Interlochen, MI, and owned by Claudia and Michael Delp. The applicants are requesting a variance of 17.5 feet to the front yard setback to install a six-foot fence.

Open Public Hearing by Volkening at 6:08 pm.

Jaime Delp, 4333 Lake Avenue, is the daughter and renter of Claudia and Michael Delp. She explained that their driveway is the last visible driveway on the road. The road dead ends and has a very small turn around area; therefore, most traffic uses their driveway to turn around. It is dangerous for their son to play in the yard. Across the street is the State Park Campgrounds and some sites are visible from their yard. They have two large dogs that can jump a 4-foot fence. She is asking for a variance to build a 6-foot fence even though a 4-foot fence is allowed, according to the Ordinance. The 4-foot fence would not adequately shield the activity at the campsites and the dogs would not be contained. Installing a 6-foot fence at the required setback would not leave them much of a yard. The need for the variance is mostly a safety issue. Their neighbor also thinks it is a safety issue.

Open Public Hearing to Public Comment by Volkening at 6:17 pm.

No public Comment.

Close Public Hearing to Public Comment by Volkening at 6:18 pm.

Reiten said the intent of the 35-foot setback for a 6-foot fence is a safety issue for drivers' visibility.

Volkening reviewed Article 15.4 1-4. The variance would allow the applicant to use their property as permitted, the variance would do substantial justice to the applicant and the neighbors, there is not a lesser relaxation available, the need for the variance is due to unique circumstances, and the need was not self-created.

Marek said Pyrenees can jump a 6-foot fence. Marek also stated that a 4-foot fence would stop the traffic from turning around as well as a 6-foot fence. Delp said yes but it wouldn't give them privacy from things that sometimes goes on at a campsite. C. Wilson said the campsites are in clear view from the applicant's yard.

Motion by C. Wilson and support by Marek to approve ZBA 21-014, as presented, based on all of Article 15.4 1-5. Roll Call: Yes- Haight, Marek, C. Wilson, E. Wilson, Volkening. No-0. Carried.

10. OTHER BUSINESS: None.

11. PUBLIC COMMENT: None.

12. BOARD COMMENTS: There is a case for next month's meeting.

13. ADJOURNMENT: By Volkening at 6:44 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.