

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD, INTERLOCHEN, MI  
WEDNESDAY, APRIL 12, 2023

MINUTES

1. CALL TO ORDER: 6:04 p.m.
2. PLEDGE OF ALLEGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: E. Wilson, Dowlan, and Marek. Haight and C. Wilson were absent. Also present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: Motion by Marek, supported by supported by E. Wilson to approve the agenda with the removal of Item 4. Election of Officers from the Agenda until a full Board is available. Motion Carried.
5. APPROVAL OF MINUTES: Motion by Dowlan, supported by Marek to approve the minutes of the February 8, 2023 meeting as presented. Motion Carried.
6. CORRESPONDENCE: None on this date.
7. CONFLICT OF INTEREST STATEMENT: None on this date
8. NEW BUSINESS
  - a. **Public Hearing** ZBA 23-003 – A request for the granting of a variance to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, water’s edge setback 50 feet, located at 10359 Wildwood Rd, Interlochen, MI and owned Keith and Janice Doyle. The applicant is requesting a variance of four (4) to the water’s edge setback for the construction of a deck. The parcel is described as Lot 39 Old Wildwood Resort. Inc Use of White Birch Park in Old Wildwood Resort No. 6. Parcel Id 28-07-790-039-00.

Keith Doyle

10359 Wildwood Road

Mr. Doyle and his wife purchased the home in 2009 and are now retired. The home was small when purchased and they would like to enclose a portion of the deck as a screened in porch. Mr. Doyle has worked with an architect on this design, and the architect discovered the deck projected into the water setback. Architect told Mr. Doyle he would need to ask for a variance to continue with the plans. Mr. Doyle added that the measurement may not be exactly 4 feet, maybe 4’3” or near that mark – snow on the ground prohibited the ability to measure the water line accurately, he added that the covered-screened in porch will not exceed the projection of the deck.

Open Public Hearing: 6:00 p.m.

No remarks from public.

Close Public Hearing: 6:11 p.m.

Discussion:

Due to the unknown (snow on ground) waterline mark, staff stated the request could be approved “not to exceed the existing footprint of the deck, no further projection”.

E. Wilson asked when deck was built. Applicant said it was on the home when he purchased in 2009.

**E. 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...

E. Wilson stated the applicant is only requesting to screen in an area of the existing deck, no further projection. Applicant shared photos of the existing deck for the members to view the actual area for the screened-in area.

2. Substantial Justice...

E. Wilson said when he visited the property, he noticed neighbors also had a covered porch. Applicant said many of them do.

3. Lesser Relaxation...

E. Wilson said even if the approval is granted with a smaller covered porch, the projection is still there.

4. Unique circumstances...

E. Wilson said the request is unique as the deck is already in the setback.

5. Compliance...

E. Wilson said the 50' setback is a state ordinance. Applicant said he is not going to do anything illegal. Marek asked the covered area could be moved to side of house.



Victoria Lewis

10315 Harmony

What is the difference between AirBNB and a B&B. Staff explained a B&B require the homeowner to be on-site, AirBNB is a listing avenue.

George Bovin

10306 Harmony

What if Bylaws of the Blue Note Subdivision say residential use only? Marek replied that homeowner bylaws would supersede Township.

Who are the holders, Selby's or parcel. Staff responded variance goes with parcel.

Patty Steel

10239 Harmony

Why do the homeowners need to be on-site. Staff explained B&B is an avenue to allow homeowners to be on-site.

George Bovin

10306 Harmony

Will the guests have access to Blue Note access to lake? Marek, yes if there are deeded rights to access.

Was everyone with access sent a letter? Staff, no the access point has no address and generates no notice as required under the ordinance.

***This hearing will remain open until the May 10, 2023 meeting where the case ZBA 23-004 will be on the agenda for consideration.***

Close Public Hearing: n/a

9. OTHER BUSINESS: None

10. PUBLIC COMMENT:

George Bovin

10306 Harmony

Will this set precedent? Staff, no each is looked at individually.

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.