

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD, INTERLOCHEN, MI
MAY 13, 2020

MINUTES

1. CALL TO ORDER: By Chair Volkening at 6:06 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present by WebEx video were: McDonald, Haight, Baldwin, Wilson, Volkening, and Marshall. Also present was Alycia Reiten, Zoning Administrator and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by McDonald and supported by Volkening to approve the agenda, as presented. Carried.
5. CONFLICT OF INTEREST STATEMENT: Wilson explained that he lives on South Road and will excuse himself from ZBA case #20-006.
6. APPROVAL OF MINUTES: Moved by Volkening and supported by Baldwin to approve the Minutes of the meeting held on March 11, 2020, as presented. Carried.
7. NEW BUSINESS
 - A. PUBLIC HEARING: ZBA 20-006-A request for the granting of a variance to Article 8 Zoning Districts, 8.7 Table of Dimensional Regulations, front yard setback, located at 4955 State Park Highway, Interlochen, MI and owned by Mary Kathryn and Benjamin Eckler. The application is requesting a variance of 20 feet from the front yard setback of 35 feet for the construction of a house.

Mary Kathryn Eckler, 9970 E. Pickwick Court, explained that they are planning to build an accessible main floor living home for her mom on lot 159 of Northwood on the Lake. They are requesting a 20' variance from the required 35' front yard setback on the South Roadside of the property. The lot was originally plated as three lots and even combined is smaller than what is now allowed. It is not feasible to vacate South Road and neighbors were more in favor of the variance than of vacating of the road. Strict

compliance with the Ordinance would prevent them from building a usable residence. The variance would do substantial justice and needed relief and they would not alter the character of the area. The variance would be consistent with the relief granted for lot 160. The need for the variance is because of the size of the lot and the limitations on three of the four property sides. They did not create this issue.

Haight asked about gutters, rain runoff, snow plowing and the septic field. Eckler said the house has not been designed yet because they were waiting until the variance was granted to move forward with the plans. The septic field is required to be where it is placed, and the road is privately owned and they will have input with the plowing. McDonald asked if the evergreens along South Road could be kept. Eckler said keeping the trees would comply with their intent for the property. Baldwin is concerned with where the snow will be plowed and where the snow will end up because the home is so close to the road.

Volkening opened the Public Hearing to Public Comment at 6:27 pm.

Julie Forest, 4972 South Park Highway, expressed concerns with snow removal and drainage. She also questioned the size of the home, garage and the intent of the home.

Nancy Forbes, 8701 South Road, said her concerns are the size of the house, the lack of final plans and snow plowing with the home sitting right on the edge of the road. Best efforts should be used to make the house fit the lot. It is high risk to cut oak trees if the timing isn't right.

Dale Chandler, 5006 Orchestra Drive, said some of the statements from the property owner were misleading. The house needs to fit the lot. He is concerned about snow removal, oak wilt, and said a variance that large shouldn't be given.

Dane Morse, 8785 South Road, said he is not favor of this variance.

Candace Gorman, 5335 State Park Highway, is concerned with another huge structure. Her biggest concern is the lack of details of the plan.

Volkening closed the Public Hearing to Public Comment at 6:38 pm.

Baldwin said they don't have enough information to make a decision. Volkening questioned shifting the garage.

Motion by McDonald and second by Marshal to grant a 15-foot variance maintaining the evergreens within 5 feet of the edge of the property on South Road. Roll Call: McDonald – Yes, Volkening – Yes. Baldwin – No, Marshall – No, Haight – No. Denied with a vote of 3-2.

Motion by Volkening and support by Marshall to deny ZBA 20-006, 20' variance from the front yard setback, as in original proposal. Roll Call: Baldwin – Yes, Marshall – Yes, Haight – Yes. McDonald – No, Volkening – No. Denied with a vote of 3-2.

8. CORRESPONDENCE: NONE.

9. OTHER BUSSINESS: NONE.

10. PUBLIC COMMENT: NONE.

11. BOARD COMMENTS: There will be two cases at next month's meeting.

12. ADJOURNMENT: Volkening adjourned the meeting at 7:00 pm.

CHRIS HAIGHT, SECRETARY

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RONDA ROBINSON, RECORDING SECRETARY

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NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND/OR CORRECTION PRIOR TO THEIR ACCEPTANCE.