

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD, INTERLOCHEN, MI
WEDNESDAY, FEBRUARY 9, 2022

MINUTES

1. CALL TO ORDER: By Vice-Chair Calvin Wilson at 6:01 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: C. Wilson, E. Wilson and Marek. Volkening and Haight were absent and excused. Also present were Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Marek and supported by E. Wilson to approve the Agenda, as presented. Carried.
5. APPROVAL OF MINUTES: Moved by Marek and supported by E. Wilson to approve the Minutes of January 12, 2022, as written. Carried.
6. CORRESPONDENCE: Four letters voicing concern with ZBA 22-003 were submitted from Ron and Jan Shoup, Oral and Pat Carper, Sara Cockrall and Charlotte Knoll.
7. CONFLICT OF INTEREST STATEMENT: E. Wilson stated that he has a conflict of interest with ZBA-22-004.
8. NEW BUSINESS
 - A. Public Hearing ZBA 22-003 - 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 3857 E. Shore Drive, Grawn, MI and owned by Jordan and Gail Lee. The applicants are requesting a variance of 6 ft. 1 in. to the front yard setback for the construction of a detached garage.

Jordan Lee, 3857 E. Shore Drive, explained that they plan to retire to this home in a few years and need a garage for the storage of their cars, boat and other belongings. Their architect and surveyor agree that they are boxed in, and this is the best option. The garage will be low profile, similar to the house and will complement the area. To place the garage in a different location is difficult because of the curved road, 10 feet spacing between buildings and the septic field location. They will be putting in a new well.

Open Public Hearing to Public Comment by C. Wilson at 6:14 pm.

Sara Cockrall, 3870 E. Shore Drive, is opposed to the proposed variance and believes the Covenant and Zoning Ordinance should be followed. She thinks when you are buying property you should decide what you are going to need. She submitted a picture which is attached as part of the record.

Brian Pugh, 3825 E. Shore Drive, said that the variance is needed. Attaching the garage to the home would look odd, and future owners could use it as living space or a rental. The Covenant is old and outdated. If the road didn't jog in front of the home a variance wouldn't be needed.

Jordan Lee stated they were advised that attaching the garage to the house would look bizarre.

Close Public Hearing to Public Comment by C. Wilson at 6:21 pm.

The Board reviewed Section 15.4 A 1-5 and stated the following conclusions. The garage is a permitted purpose. If the garage was attached to the home it could be bigger. The proposed garage is far off the road and only a little piece of the garage would set in the setback. A lesser relaxation isn't possible. If the road was straight there would be no need for the variance. The home was built before Green Lake Township had setback requirements.

Motion by Marek and support by E. Wilson to approve ZBA 22-003, a 6-foot 1 inch variance from the front yard setback, because it meets the requirements of Section 15.4 A 1-5. Roll Call: Yes- E. Wilson, Marek, C. Wilson. No-0. Carried.

- B. Public Hearing ZBA 22-004 — A request for the granting of a variance to Article 4 General Provisions, 4.19 Private and Undeveloped Roads, D. Private Road Maintenance Agreement, located at County Road 633, Grawn, MI and owned by Jared Ringwald. The applicant is requesting a variance to the requirement for a private road maintenance agreement.

C. Wilson explained that due to the conflict of interest with this case it leaves the Board with two members tonight which is not a quorum, therefore no action can be taken. This case will be readvertised and held at the regular ZBA meeting on March 9, 2022.

- 9. OTHER BUSINESS: None.
- 10. PUBLIC COMMENT: None.
- 11. BOARD COMMENTS: None.
- 12. ADJOURNMENT: By C. Wilson at 6:38 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.

Alycia Reiten

From: Sara Cockrell <sarac369@charter.net>
Sent: Tuesday, February 8, 2022 9:23 PM
To: Alycia Reiten
Cc: Ken Schonhoff; char3781@gmail.com
Subject: Zoning Board of Appeals

Dear Zoning Board members:

Regarding the Proposed Variance Request for 3857 E Shore Dr, Grawn being discussed tomorrow night, I am opposed to a variance of 6 ft 1 in to the front yard setback for construction of a detached garage. I have lived at 3870 E Shore Dr since March, 1995 and feel the covenants & zoning ordinance should be maintained. I would hate to see another detached garage built next door to the one built on lot #266 by Brian & Cathy Pugh at 3825 E Shore Dr. I enjoy the openness of East Shore Drive, and these garages detract from the lovely residences that make our neighborhood so special.

Thanks for your consideration!

Sara Cockrell 3870 E Shore Dr, Grawn, MI 49637 (231) 620-3543

Alycia Reiten

From: Charlotte Knoll <char3781@gmail.com>
Sent: Tuesday, February 8, 2022 2:20 PM
To: Oral Carper
Cc: Alycia Reiten; Ken Schonhoff
Subject: Re: Variance Request for 3857 E Shore Dr.

TO ALL CONCERNED:

Also living, full-time, year round several houses down from the requested variance, I fully support all the comments that have been made by neighbors and hopefully confirmed by the DLPSA Board. One would hope that new buyers to Duck Lake would not seek to change the essence of what drew them to DL. Perhaps a property elsewhere more conducive to their needs would have been a better choice. We do hope that people purchase here because they are pleased with the environment they see.

Charlotte Knoll
3781 E Shore Drive

On Tue, Feb 8, 2022 at 1:04 PM Oral Carper <owcarper@gmail.com> wrote:

Dear Zoning board members,

The covenants were written many years ago with the intent of creating an atmosphere designed for a pleasurable and peaceful environment as well as for spacious living. The covenants are old and difficult to read but as I understand them for our park (#6), they allow for one garage and have a set back requirement that enhances the spaciousness of the areas. If an addition to the present garage, a smaller garage design or a setback designed further into the property is not possible and this variance is approved then we believe that the structure must be finished with the same materials, design, rooflines, shingles, doors, trim, colors etc. as the existing house and it's attached garage. Also if this variance is approved can we assume similar variances will also be approved. Our ultimate hope is that the structure will fit seamlessly into the neighborhood and not be a distraction. We have lived on the peninsula since 2004 and at our present residence since 2010. As a concerned resident I served on the DLPSA board for several years and recently retired from the Green Lake and Duck Lake Association Board after serving there for about 7 years. We enjoy the peaceful lake environment setting and want to protect it as do many of our family members, relatives and neighbors. Other than the time I have spent with the Air Force, as a career, my wife and I have been Michigan residents most of our lives. We claim the peninsula as our permanent residence and have occupied our home their 50-60% of the year. During the remaining time we travel in retirement or stay in a second home near our son's family in Spokane, Washington.

You may call me at the number below, text or email me if you have concerns about the validity of this email. Depending on the time of day it may take me a while to get back to you.

Best Regards,

Oral & Pat Carper
3815 East Shore Drive
Grawn, MI 49637
(509) 842 0628
owcarper@gmail.com

Alycia Reiten

From: Ron and Jane Shoup <ronjaneshoup@comcast.net>
Sent: Tuesday, February 8, 2022 9:36 AM
To: Alycia Reiten
Subject: Comments on ZBA 22-003 variance request

Dear Zoning Board members,

We live a few doors to the north of the property in question and have owned on Duck Lake at this location since 2005. Our permanent residence is in Indiana, but we are at the lake approximately 30% of the year.

We bought on Duck Lake because of our long acquaintance with this area (every year since 1991). When we were looking to buy a property, we favored the Duck Lake peninsula (and particularly East Shore Drive) for its residential suburban atmosphere on a quality lake.

Our thoughts on this request for variance:

1. The homes on East Shore Drive were set far enough back (by covenants first and then zoning ordinance later) so that there is a sense of visual openness along each side of the street. That's the purpose of setbacks. Compare to the hodge-lodge look of homes and buildings jammed together on the Long Lake peninsula.
2. The original recorded covenants for Plat 6 restricted owners to one house and one two-car garage, but I see many (attached) 3-car garages. I believe these covenants are still in place and in fact were used in court to stop short term rentals around 2009. The construction of a large second garage and the setback are both variances to our covenants, but only the setback is addressed? I don't see residences with an attached garage and a separate garage, particularly of this size. Is this a new precedent
3. Has an addition to the west wall of the existing garage been considered? *This would eliminate the 10 ft gap and stay entirely within the setbacks.* The rooflines as drawn on the planned garage, now attached, could marry to the rooflines of the existing garage. There is also some space to the south to shift the building if needed to match peaks between existing and new roof.
4. Assuming approval of the proposed or alternate extension introduced in (3), to soften the garage's impact on crowding the street view, it must be finished with the same materials, design, rooflines, shingles, doors, trims, colors, etc as the existing house and first garage.

We have concerns, but hope for a quality structure of minimal impact if approved.

Sincerely,
Ron and Jane Shoup
3797 East Shore Dr.



Next Door Neighbor's Detached Garage
3825 E. Shore Dr
Photo taken from road