

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS
HELD VIA WEBEX
APRIL 14, 2021

MINUTES

1. CALL TO ORDER: By Chairman Volkening at 6:10 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present virtually were: C. Wilson, Volkening, Marek, E. Wilson and Haight. Baldwin was absent and excused. Member Haight joined by phone, remaining board members joined the meeting from Green Lake Township, Grand Traverse County. Also present was Alycia Reiten, Planning and Zoning Director.
4. APPROVAL OF AGENDA: Moved by Marek and supported by C. Wilson to approve the Agenda, as amended with the addition of Alternate Member Ed Wilson. Roll Call: Yes-Haight, Marek, C. Wilson, E. Wilson, Volkening. No-0. Carried 5-0.
5. APPROVAL OF MINUTES: Moved by Marek and supported by Volkening to approve the Minutes of March 10, 2021, as presented. Roll Call: Yes-C. Wilson, Marek, Haight, E. Wilson, Volkening. No-0. Carried 5-0.
6. CORRESPONDENCE: Two emails in support of ZBA 21-005 from Steve Fasel and Andrew Volk are attached.
7. CONFLICT OF INTEREST STATEMENT: None.
8. NEW BUSINESS
 - A. **ZBA 21-004** – A request for the granting of a variances to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, front yard setback 35 feet, located at 9730 Corning Dr., Interlochen, MI and owned by Kelly Corning. The applicant is requesting a variance of 13 feet to the front yard setback for an enclosure to the cottage and 33 feet for the construction of a shed.

Reiten reminded the Board that there are two requests, and this case will need two separate motions.

Kelly Corning explained she is requesting a variance for a 9 x 3 closet and a shed. The condition of the cottage is so poor it must be taken down and rebuilt. The proposed variances meet the south side yard setback. The proposed footprint of the new cottage will be smaller than the original cottage's footprint.

Volkening asked where the location of the new shed was proposed. Corning said in the corner.

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

No public comment.

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

Motion by Marek and second by C. Wilson to approve the requested for a 13-foot Front Yard Variance ZBA 21-004 for an enclosure to the cottage because it meets the requirements of Article 15, ZBA Section 15.4 of the Zoning Ordinance. Roll Call: Yes-Haight, E. Wilson, Marek, C. Wilson, Volkening. No-0. Carried 5-0.

Motion by Marek and second by Volkening to approve the requested for a 33-foot Variance ZBA 21-004 for the construction of a shed because it meets the conditions of Article 15, ZBA Section 15.4 of the Zoning Ordinance; it meets all five requirements. Roll Call: Yes-E. Wilson, Haight, Marek, C. Wilson, Volkening. No-0. Carried 5-0.

- B. **ZBA 21-005** – A request for the granting of a variances to Article 8 Zoning Districts, 8.6 Table of Dimensional Regulations, water's edge setback 50 feet, located at 4021 Euclid Ave., Interlochen, MI and owned by Michael and Laura Fasel. The applicants are requesting a variance of 27 feet to the water's edge to expand the deck.

Michael Fasel, lives at 2225 North Point Drive, Cedar Springs, MI explained that they bought 3 cottages with his brother over 20 years ago. They are all 100-year-old cottages. They have five adult sons with associated partners and children. They need to expand the deck to accommodate their growing family and enhance the enjoyment of the lake and the outdoors. The lot size is smaller than currently required by the Zoning Ordinance, it is 1/16 of an acre. The cottage already sets in the setback. When the proposed 4 feet 8 inches is added to the deck it will make it 12 feet and still be 23 feet from the water. They are asking for the least amount possible. The old deck will be re-topped.

Opened Public Hearing to Public Comment by Volkening at 6:34 pm.

No public comment.

Closed Public Hearing to Public Comment by Volkening at 6:35 pm.

Motion by Marek and second by C. Wilson to approve the requested for a 27-foot Variance ZBA 21-005 to expand the deck. It meets Article 15, ZBA Section 15.4 of the Zoning Ordinance and the five requirements. Roll Call: Yes-Haight, E. Wilson, Marek, C. Wilson, Volkening. No-0. Carried 5-0.

9. OTHER BUSINESS: None.

10. PUBLIC COMMENT: None.

11. BOARD COMMENTS:

Volkening welcomed Ed Wilson to the Zoning Board of Appeals.

Volkening reported that this month the Planning Commission will discuss a possible Short-Term Rental Ordinance and its rules.

12. ADJOURNMENT:

Motion to adjourn the meeting at 6:42 pm by Wilson and support by Volkening. Roll Call: Yes-Haight, E. Wilson, C. Wilson, Volkening. No-Marek. Carried 4-1.

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.