

Little Traverse Township Zoning Board of Appeals
August 27, 2020 5:30 PM
Township Hall
Minutes

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Chairman Duran called the meeting to order at 5:30 PM.

Roll Call: Present: Matt Duran, Joe Leach & Joe Chattaway
Absent: None

Staff present: Bill Dohm, & Randy Frykberg.

Also present: Matthew Tamm, Cindy Oklerlund, Clark Hewitt, Kerby Tamm & Teddy Tamm. Dan Gorman arrived at 6:05 following the departure of the above five guests.

Agenda: The agenda as presented was unanimously approved by consensus (*attachment page 5*).

Minutes: Following review of the minutes of July 30, 2020 a motion to approve the minutes as presented was offered by Mr. Chattaway and supported by Mr. Leach. The motion was approved by unanimous roll call vote.

Case #A-7-2020

Conduct a **Public Hearing** on an application by Matthew Tamm and Cindy Okerlund for front and side yard set-back variances to replace existing floor and footings, and add a second story to an existing non-conforming detached garage, as a customary residential accessory building, at 5495 Graham Rd. in the Plat of Cincinnati Point. The property is zoned RR, is a nonconforming zoning lot, and is more particularly described in tax parcel #24-08-16-24-276-012.

Mr. Dohm advised that the public hearing notice had been published, posted, and sent to all surrounding property owners within 300' of the subject property.

5:35 pm - Chairman Duran opened the meeting to a Public Hearing.

Mr. Frykberg presented his Memorandum dated August 11, 2020, explaining the request, outlining the Findings of Fact, and listing of possible considerations for the Board. (*attachment pages 6 - 7*).

Chairman Duran asked for public comment.

Mr. Dohm presented letters from Haggards Plumbing and Heating, Lelahni Wessinger and two e-mails from Nick and Jordan Else in support of the application. He also

presented a letter from John Picton in opposition. They were entered into the minutes, (attached page 9 - 11 .)

Matthew Tamm and Cindy Okerlund gave short presentations as to the site plan, and outlined the need for the variances. They noted the age of structure, and location of the garage relative to obstructions on the property limiting the ability to move it rather than keep the same footprint.

Chairman Duran asked if there were any more public comments. There were none.

5:45 pm - Chairman Duran closed the public hearing.

Following Board discussion, Mr. Chattaway motioned that: Due to the findings of fact as stated above, (in the final decision attached, page 12 13), to approve Case #A-07-2020, the Matthew Tamm & Cindy Okerlund front and side yard variance application, signed on 7-23-2020, to rebuild an existing garage on the same footprint, upgrade the foundation to meet present code, and add a second story for storage and an office, at 5495 Graham Rd (ID # 24-08-16-24-276-012).

Upon a second by Mr. Duran, the motion carried by the following roll call vote:

Joe Chattaway Yea

Matt Duran Yea

Joe Leach Yea

5:55 PM. - Chairman Duran called a recess to have the Final Decision for Case #A-7-2020 typed up for review and signature.

6:05 PM. -Chairman Duran called the meeting back to order.

Case #A-7-2020 Final Decision was read and approved by the affixed signatures, (attached pages (12 -14)).

Case #A-8-2020

Conduct a **Public Hearing** on an application by Gorman Design, Architect for Keith Hoogland for front, both sides, rear yard set-back, and percent of lot coverage variances to replace an existing non-conforming cottage at 2455 Central Ave., cottage #5 in the Plat of Wequetonsing. The property is zoned RR, is a nonconforming zoning lot, and is more particularly described in tax parcel #24-08-16-18-299-113.

Mr. Dohm advised that the public hearing notice had been published, posted, and sent to all surrounding property owners within 300' of the subject property.

6:10 PM. - Chairman Duran opened the meeting to a Public Hearing.

Mr. Frykberg presented his Memorandum dated August 8, 2020, explaining the request, outlining the Findings of Fact, and listing of possible considerations for the Board. (*attachment pages (15 - 17).*)

Mr. Dohm presented a letter of support from Haggards Plumbing and Heating and a letter of approval from the Wequetonsing Association Architectural Review Committee and the Association Board. The written documents received were entered into the minutes of the proceedings. (*attachment page 18 & 19).*)

Chairman Duran asked for public comment.

Dan Gorman, Architect commented on the need for variances and the site plan.

Chairman Duran asked if there were any more public comments. There were none.

6:20 pm - Chairman Duran closed the public hearing.

Following Board discussion, Mr. Leach motioned that: Due to the findings of fact as stated above, (*in the final decision attached, page 20 - 22*), to approve Case #A-08-2020, the Keith Hoogland ZBA variance application dated July 28, 2020 and signed by Dan Gorman, for a rear yard setback variance of up to 22', a front yard setback variance of up to 32', side yard setback variances of up to 6' and a lot coverage of 56.84%, in order to remove an existing and build a new cottage at 2455 Central Avenue, cottage # 5 in the plat of Wequetonsing (ID #24-08-16-18-299-113).

Upon a second by Mr. Duran the motion carried by the following roll call vote:

Joe Chattaway Yea

Matt Duran Yea

Joe Leach Yea

6:25 PM. - Chairman Duran called a recess to have the Final Decision for Case #A-8-2020 typed up for review and signature.

6:35 PM. -Chairman Duran called the meeting back to order.

Case #A-8-2020 Final Decision was read and approved by the affixed signatures, (*attached pages 20 -22*).

Open Discussion for items not on the agenda:

Public Comment or Correspondence received. There was none.


Report by Planning Commission Representative: There was none.

Report by Twp. Board Members:

Mr. Dohm reported that Randy Frykberg submitted a letter of retirement effective September 1, 2020. He advised that the Township Board would be seeking a replacement as soon as possible.

Adjourn: There being no further business to be brought before the Board, Chairman Duran adjourned the meeting at 6:40 P.M.

Respectfully Submitted,



William P. Dohm

Recording

10-22-2020
Date Approved

Secretary


Joe Chattaway, Secretary