

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

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Chairman Duran called the meeting to order at 5:50 PM.

Roll Call: Present: Matt Duran & Joe Chattaway
Absent: Joe Leach

Also present: Bill Dohm, Nick White, Architect - Scott Kenard, Builder & Shirley Snyder, Wequetonsing Landowners Assoc.

Agenda: Upon a motion by Mr. Chattaway and support by Mr. Duran, the agenda was unanimously approved as presented, (*attachment page 4*).

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

Case #A-2-2020

An application by Nicholas White, Architect for George and Amy Joseph, dba EXUMA, LLC, for a front yard (front being Pennsylvania Ave.) set-back variance to replace an existing non-conforming cottage at 2115 Pennsylvania Ave. in East Wequetonsing. The property is zoned RR, is a nonconforming zoning lot, and is more particularly described in tax parcel #24-08-16-18-200-019, (2019 assessment roll parcel #)

5:58 pm - Chairman Duran opened the meeting to a Public Hearing.

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

Mr. Dohm presented a Memorandum provided by Consultant Randy Frykberg dated 1-11-2020, explaining the request, outlining the Findings of Fact, and listing of possible considerations for the Board. (*attachment pages 5-7*).

Mr. Dohm presented a letter of approval from the Wequetonsing Land Owners Association President Pete Everest, and a letter of support from each of the adjoining property owners, Mr. E.R. Thomas, Jr. and Ms. Donna D. Lambert. A letter of support was entered into the proceedings from Haggard's Plumbing and Heating. (*attachments pages 8 - 10*).

Chairman Duran asked for public comment.

Nick White, Architect explained the request on behalf of the applicant.

Mr. Dohm asked about the time frame for construction. Mr. Kenard explained that demolition would begin as soon as possible if the Board approved the variance. He explained that foundations and only the first floor deck would be in place before summer. There would be no construction during the summer resort season, but would resume immediately thereafter. Mr. Dohm commented that there is a limited parking lot associated with this property on the North side of Pennsylvania Ave. to help parking congestion during construction.

Shirley Snyder inquired about removal of sidewalks. Mr. Kenard responded that existing sidewalks would either be preserved or replaced with new.

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

6:10 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 order*) I move to approve Case # A-2-2020, George and Amy Joseph ZBA variance application signed by Amy Joseph on January 22, 2020 and George Joseph on January 31, 2020 for a front-yard setback of 5' in order to remove 3 non-conforming structures and re-build a cottage with an attached garage, as shown in the Application Package (including sheet Number A1.1, Boundary Survey, Topographic Survey, sketches and pictures), prepared by White and Liebler Architects and the Zoning Variance Application for property at 2115 Pennsylvania Avenue (ID # 24-08-16-18-200-019).

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

Joe Chattaway Yea

Matt Duran Yea

Joe Leach Absent

6:15 PM. - Chairman Duran called a recess to have the Final Decision for Case #A-2-2020, typed up for review and signature.

6:25 PM. -Chairman Duran called the meeting back to order.

Case #A-2-2020 Final Decision was read and approved by the affixed signatures, (*attached pages 11 & 12*).

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 advised the Board that there was another variance request application submitted, and that a meeting needed to be scheduled. The suggested meeting date was March 26, 2020.

Adjourn: There being no further business to be brought before the Board, Chairman Duran adjourned the meeting at 6:30 P.M.

Respectfully Submitted,



William P. Dohm

Recording

3-26-2020 6-4-2020

Date Approved

Secretary


Joe Chattaway, Secretary

DRAFT