

Little Traverse Township Zoning Board of Appeals
January 30, 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

Also present: Bill Dohm, Randy Frykberg & Nate Gorman

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

Minutes: Following review of the minutes of October 10, 2019 a motion to approve the minutes as presented was offered by Mr. Leach and supported by Mr. Chattaway. The motion was approved by unanimous voice vote.

Case #A-1-2020 An application by Gorman Design Assoc., for Stewart or Marianne Swift, for front, side and rear yard set-back, and percent of lot coverage variances to construct additions to existing cottage #11 at 2287 Pennsylvania Ave. in the Plat of Wequetonsing. The property is zoned RR, is a nonconforming zoning lot, and is more particularly described in tax parcel #24-08-16-18-299-052.

5:38pm - Chairman Duran opened the meeting to a Public Hearing.

Mr. Dohm advised that the meeting has been published, posted, and notices sent to all surrounding property owners within 300' of the subject property. Chairman Duran asked for public comment. No written correspondence had been received to date.

Mr. Frykberg presented his Memorandum dated 1-14-2020, (*attachment page 5 - 7*).

Nate Gorman, Architect explained the request on behalf of the Swifts.

Mr. Dohm advised that he had received a phone call from Greg Volkens indicating that the Wequetonsing Architectural Committee had not yet approved the plan. He advised that any changes or rejections by that committee would supersede ZBA approval at that level, therefore the ZBA needs to make their decision based on the facts presented.

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

5:48 pm - Chairman Duran closed the public hearing.

Following Board discussion, Mr. Leach made a **motion**, based on the findings of facts as stated *(in the final decision page 9 -11)*, to approve Case # A-1-2020, Stewart & Marianne Swift ZBA variance application dated January 7, 2020, signed by Dan Gorman, for a rear yard setback of 12', north side yard setback of 6' (existing cottage is 0'), south side yard setback of 5', front yard setback of 0' (no change from existing), and a lot coverage of 46.3%, in order to renovate, expand and add a garage, as shown in the January 12, 2020 Approval Package (C-1, A1.1, A1.2, A1.3, A1.4, A1.5, A1.6), prepared by Gorman Design Associates and the Zoning Variance Application, to Cottage #11 in the Plat of Wequetonsing (ID # 24-08-16-18-299-052) at 2287 Pennsylvania Ave. Seconded by Joe Chattaway.

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

Joe Chattaway Yea

Joe Leach Yea

Matt Duran Yea

5:55 PM. - Chairman Duran called a recess to have the Final Decision for Cases #A-1-2020, typed up for review and signature.

6:10 PM. - Chairman Duran called the meeting back to order.

Case #A-1-2020 Final Decision was read and approved by the affixed signatures, *(attached pages 9 -11)*.

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 were no pending cases at this time. He advised that the latest Duda ZBA appeal decision by the 57th. Circuit Court has been appealed to the Michigan Court of Appeals. No word yet on the status of that appeal.

Adjourn: There being no further business to be brought before the Board, Chairman Duran adjourned the meeting at 6:15 P.M.

Secretary Joe Chattaway
Joe Chattaway, Secretary

Respectfully Submitted,

William P. Dohm

William P. Dohm

Recording

2-27-2020

Date Approved