

Little Traverse Township Zoning Board of Appeals
July 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. & six visitors, (*attachment page 4*)

Agenda: A motion to approve the agenda as presented was made by Mr. Chattaway and supported by Mr. Leach. Upon a voice vote, the agenda was unanimously approved as presented, (*attachment page 5*).

Minutes: Deferred to after public hearing.

Case #A-6-2020

Conduct a **public hearing** on an application by Adelaine Construction, for Courtney Magliochetti, for front, rear and side yard set-back, and percent of lot coverage variances to remodel an existing non-conforming cottage at 1653 Fern Ave., lot #8 in the Plat Roaring Brook Resort. The property is zoned RR, is a nonconforming zoning lot, and is more particularly described in tax parcel #24-08-16-17-176-061.

Mr. Dohm advised that the public hearing had been published, posted, and notices 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 advised that a revised site plan had been presented to eliminate the 8' radius uncovered porch addition on the south, (lake side), rear of the property.

Mr. Dohm referred to the revised plan as prepared for Board Members.

Mr. Frykberg presented his Memorandum dated July 14, 2020, explaining the request, with changes on the revised site plan, outlining the Findings of Fact, and listing of possible considerations for the Board. (*attachment pages 6 – 8*).

Chairman Duran asked for public comment.

Melissa Adelaine, builder gave a short presentation as to the site plan, pointing out that the current footprint, with the exception of pillars, would be maintained. Mr. Greg Fisher

questioned the height because the prints make it look taller than 27.5'. He was also concerned about their windows giving access to a view of his bedroom. Ms. Adelaine laid out the plans and had and reviewed the plans with Mr. and Mrs. Fisher.

Mr. Dohm asked about construction timing. He advised he was concerned that construction, including contractor parking on Fern Ave. would not interfere with the short resort season. Ms. Adelaine outlined her construction format.

Mr. Dohm then asked visitors if there was any opposition or concerns with that format. There was none.

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. Leach stated the following: *Due to the findings of fact as stated above, (in the final decision attached, page 9 - 11), I Joe Leach move to approve Case # A-6-2020, Courtney Magliochetti ZBA variance application dated May 26, 2020, signed by Melissa Adelaine-Supernault, for a front yard setback variance of 14', and permission to expand or enlarge a non-conforming structure by adding an addition to the existing single-story connection between the two-story house and the two-story living space garage, rebuild the existing low pitch roof over the two-story garage with a roof that matches the existing steeper roof and rebuild the uncovered porch steps on the lake side of the house at 1653 Fern Ave (ID # 24-08-16-17-176-061). Two colored drawings with a one-page explanation by Adelaine Construction are, along with Sheet A1-1 and A6.1, sealed by Nick White and dated 5-22-2020, part of this application.*

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

Joe Chattaway Yea

Matt Duran Yea

Joe Leach Yea

6:05 PM. - Chairman Duran called a recess to have the Final Decision for Case #A-6-2020, typed up for review and signature.

6: 20PM. -Chairman Duran called the meeting back to order.

Case #A-6-2020 Final Decision was read and approved by the affixed signatures, (attached pages 9 - 11).

Minutes: Following review of the minutes of July 16, 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 voice vote.

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 that two more variance requests have been received and he would be polling the Board for an acceptable date for a meeting.

Adjourn: There being no further business to be brought before the Board, Chairman Duran adjourned the meeting at 6:35 PM.

Secretary


Joe Chattaway, Secretary

Respectfully Submitted,



William P. Dohm

Recording

9-1-2020

Date Approved