

**Little Traverse Township Zoning Board of Appeals**  
**June 4, 2020 5:30 PM**  
**Township Hall**  
**Minutes**

Supervisor Dohm called the meeting to order at 5:30 PM.  
Sarah Krupa managed a Zoom capability but no one signed into it.

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

Also present: Bill Dohm, Randy Frykberg, Sarah Krupa & Tom Fairbairn

**Agenda:** The agenda was unanimously approved by consensus as presented,  
(attachment page 4).

**Election of Officers:** Mr. Dohm advised that according to the ZBA rules of procedure, the first meeting following March 31st. of each year the Board shall elect a Chairperson, Vice Chairperson and a Secretary from its membership. A recording secretary may assist with the minutes.

Following discussion, Mr. Chattaway made a **motion** to nominate Mr. Duran Chairperson, Mr. Leach Vice Chairperson, and Mr. Chattaway Secretary, that the nominations be closed, and a unanimous ballot be cast for the slate. Upon a second by Mr. Leach a voice vote was unanimously carried.

The meeting was turned over to Chairman Duran.

**Minutes:** Following review of the minutes of February 27, 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.

**Case #A-3-2020**

An application by Tom Fairbairn for a front yard (front being US-31) set-back variance to erect a residential accessory pole barn for use as personal storage and wood shop at 2970 US 31 S., Alanson, Mi. 49706. The property is zoned RR, is a nonconforming zoning lot in Lakeview Shores Subdivision, and is more particularly described in tax parcel #24-08-16-13-476-002.

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

5:40 pm - Chairman Duran opened the meeting to a Public Hearing.

Mr. Frykberg presented his Memorandum dated 5-19-2020, explaining the request, outlining the Findings of Fact, and listing of possible considerations for the Board. (*attachment pages 5 -6*).

Mr. Dohm presented a letter of support from Haggard's Plumbing and an e-mail of support from adjoining property owner, Mr. Peter Bertsch. Both support documents were entered into the minutes of the proceedings. (*attachments pages 7 - 8*).

Chairman Duran asked for public comment.

Tom Fairbairn, explained the request on his behalf stressing there was very little land available on the site that was not designated as wetlands.

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

**5:50 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*), I, Joe Leach move to approve Case # A-3-2020, the Tom Fairbairn front yard variance application, signed on 2-26-2020, including a Preliminary Site Plan by Benchmark Engineering and a Great Lakes Ecosystems Wetland Assessment, for a front yard setback variance of up to 15' to build up to a 52' X 54' X 18' pole barn at 2970 US 31 S (ID # 24-08-16-13-476-002).

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-3-2020, typed up for review and signature.

**6:15 PM.** -Chairman Duran called the meeting back to order.

Case #A-3-2020 Final Decision was read and approved by the affixed signatures, (*attached pages 9 & 10*).

**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 briefed the Board on the status of ZBA court appeal on the Duda case. He advised the Board that there were a couple of possible variance requests pending, and that a meeting needed to be scheduled.

**Adjourn:** There being no further business to be brought before the Board, Chairman Duran adjourned the meeting at 6:25 P.M.

Secretary Joe Chattaway  
Joe Chattaway, Secretary

Respectfully Submitted,  
William P. Dohm  
William P. Dohm  
Recording  
7-16-2020  
Date Approved