

Little Traverse Township Zoning Board of Appeals
October 10, 2019 5:30 PM
Township Hall
Minutes

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Vice Chairman Leach 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 & 2 visitors (See sign in sheet attached page 5).

Agenda: Upon a motion by Mr. Chattaway and support by Mr. Leach, the agenda was corrected and unanimously approved. (attachment page 6).

Minutes: Following review of the minutes of September 12, 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-7-2019 Conduct a Public Hearing on an application by Melinda K. Stoddard Family Trust for front, rear, two side yard set-back, and percent of lot coverage variances to construct various additions to an existing non-conforming cottage at 1268 Fern Ave. in Ramona Park. The property is zoned RR, is a nonconforming zoning lot, and is more particularly described in tax parcel #24-08-16-17-401-011. (Site Plan attached page 7)

5:35 pm 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. A letter from Haggard's Plumbing & Heating in support of the application was presented, (attachment page 8).

Mr. Frykberg presented his Memorandum dated 10-1-19, (attachment page 9 & 10).

Chairman Duran asked for public comment.

Mr. Simeon Stoddard explained that the existing cottage is in bad shape and needed considerable repairs. This proposal would include those repairs and make the cottage safer and more efficient by today's standards.

Mr. Dohm questioned the short setback from the existing pavement to the proposed garage. His preference would be to leave the length of a normal car, (18') between the garage and pavement for safety in backing a car out of the garage into possible oncoming traffic.

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

5:50 pm - Chairman Duran closed the public hearing.

Mr. Leach questioned alignment of the garage with adjacent property buildings. He also questioned the height of the proposed deck on the north east side of the project. Mr. Stoddard advised this would be an open deck with proper railing but not covered.

Following Board discussion, Mr. Leach made a **motion** that, due to the findings of facts as stated above, *(in the final decision page 11 & 12)*, I move to approve Case # A-7-2019, the Stoddard ZBA variance application dated September 13, 2019 for a lot coverage increase from 28% up to 38%, up to a 32'4" front yard setback variance, up to a 1' south side setback variance, up to a 3.7' north side setback variance and up to an 18.4' rear yard setback variance in order to expand a cottage at 1268 Fern Avenue (ID #24-08-16-17-401-011).

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

Joe Chattaway Yea

Joe Leach Yea

Matt Duran Yea

Case A-8-2019 Conduct a Public Hearing on an application by Larry Stickler, for rear and front yard set-back variances to allow new deck attachments to a rail car (cottage) at 2579 Oden Rd., Alanson, near Conway. The property is zoned R-1, is a nonconforming zoning lot, and is more particularly described in tax parcel #24-08-16-13-400-013. *(Site Plan attached page 13)*

6:00 pm - 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. A letter from Haggard's Plumbing & Heating in support of the application was presented, *(attachment page 14)*.

Mr. Frykberg presented his Memorandum dated 10-1-2019, (*attachment page 15, & 16*).

Chairman Duran asked for public comment.

Mr. Larry Stickler, owner, gave a brief outline of the project, indicating the unique size and shape of the property relative to the existing rail cars. This project pertains to the green, most northerly car. He explained they were still weighing options to support the deck atop the car. Supporting posts were the least preferred for ascetics' sake, so they are trying to provide support from within the car structure itself.

Mr. Dohm asked about the proximity of the power lines to the project. Mr. Stickler advised that the closest lines are 12' from the cars, and that they would not pose a safety issue.

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. Leach made a **motion** that, due to the findings of facts as stated above, (*in the final decision page 16 & 17*), I move to approve Case # A-8-2019, the Stickler ZBA variance application dated September 23, 2019, for up to a 12' front yard setback variance, (less than the existing train car), and up to an 18'9" rear yard setback variance to build a 25' x 10' deck in the rear yard and up to a 22' front yard setback variance and an 8'9" rear yard setback variance to build a 10' x 12' deck atop the existing train car at 2679 Oden Road (ID #24-08-3-400-013).

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

Joe Chattaway Yea

Joe Leach Yea

Matt Duran Yea

6:20 PM. Chairman Duran called a recess to have the Final Decisions for Cases #A-7-2019 and #A-8-2019 typed up for review and signature.

6:40 PM. Chairman Duran called the meeting back to order.

Case #A-7-2019 Final Decision was read and approved by the affixed signatures, (*attached pages 11 & 12*).

Case #A-8-2019 Final Decision was read and approved by the affixed signatures, (*attached pages 16 & 17*).

Open Discussion for items not on the agenda:

Public Comment or Correspondence received. There was none.

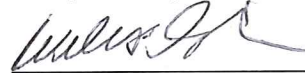
Report by Planning Commission Representative: There was none.

Report by Twp. Board Members: Mr. Dohm advised that a Court hearing on the Duba ZBA appeal is scheduled for October 28, 2019 at 3:00 pm.

Adjourn: There being no further business to be brought before the Board, Chairman Duran adjourned the meeting at 7:00 P.M.


Joe Chattaway, Secretary

Respectfully Submitted,



William P. Dohm
Recording Secretary

Date Approved 1-30-2020