

Little Traverse Township Zoning Board of Appeals
September 12, 2019 5:30 PM
Township Hall
Minutes

FILE
COPY

Vice Chairman Leach called the meeting to order at 5:30 PM.

Roll Call: Present: Joe Leach & Joe Chattaway

Absent: Matt Duran

Also present: Bill Dohm, Randy Frykberg & 5 visitors (See sign in sheet attached page 6).

Agenda: Upon a motion by Mr. Chattaway and support by Mr. Leach, the agenda was unanimously approved as presented, by those present (attachment page 7).

Minutes: Following review of the minutes of June 27, 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 of those present.

Case #A-4-2019 Conduct a Public Hearing on an application by Jessica Moore, for Marianne Castrucci, for yard set-back and percent of lot coverage variances to construct a second floor addition to an existing attached garage and infill a roof line to existing cottage #66 at 2015 Pennsylvania Ave. in East Wequetonsing. The property is zoned RR, is a nonconforming zoning lot, and is more particularly described in tax parcel #24-08-16-18-200-041.

5:35 pm - Vice Chairman Leach opened the meeting to a Public Hearing.

Mr. Frykberg presented his Memorandum dated 8-27-19, (attachment page 8 & 9).

Mr. Dohm advised that the meeting has been published, posted, and notices sent to all surrounding property owners within 300' of the subject property. He distributed and entered into the record a letter from Haggard's Plumbing & Heating in support of the application, (attachment page 10).

Vice Chairman Leach asked for public comment.

Jessica Moore, Architect explained the request on behalf of Ms. Castrucci.

Shirley Snyder, representing the Wequetonsing Landowners Assn., commented that their Association had approved the project and had sent an e-mail to that effect. Mr. Frykberg indicated the correspondence had been included in the Board packet.

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

5:45 pm - Vice Chairman Leach 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 11 & 12*), to approve Case # A-4-2019, the Marianne Castrucci ZBA variance application dated July 30, 2019, signed by Jessica Moore, for a lot coverage increase from 41.4% to 41.6% and no setback changes (leaving a north side setback of 7', an east side setback of 29', a south side setback of 37' and a west side setback of 7') in order to add a 2nd story addition on an attached legal non-conforming garage and a 4' X 8' roof fill in at 2015 Pennsylvania Ave (ID #24-08-16-18-200-041).

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

Joe Chattaway Yea

Joe Leach Yea

Matt Duran Absent

Case A-5-2019 Conduct a Public Hearing on an application by Gorman Design, for Louisa Miller, for side and rear yard set-back, and percent of lot coverage variances to expand an existing cottage at 2253 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 #24-08-16-18-299-033.

6:00 pm - Vice Chairman Leach opened the meeting to a Public Hearing.

Mr. Frykberg presented his Memorandum dated 8-27-19, (*attachment page 13, 14 & 15*).

Mr. Dohm advised that the meeting has been published, posted, and notices sent to all surrounding property owners within 300' of the subject property. He distributed and entered into the record a letter from Haggard's Plumbing & Heating in support of the application, (*attachment page 16*).

Vice Chairman Leach asked for public comment.

Dan Gorman, Architect gave a brief outline of the project.

Mr. Dohm advised that Greg Voelker had advised him that the Wequetonsing Association Architectural Review Committee had not yet reviewed the project, but it did meet all of the Association standards.

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

6:10 pm - Vice Chairman Leach closed the public hearing due.

Following Board discussion, a motion was made by Mr. Chattaway, due to the findings of fact as stated, (*in the final decision page 17 & 18*), to approve Case # A-5-2019, Louisa Miller ZBA variance application dated August 6, 2019, signed by Dan Gorman, for a rear yard setback of 9' (no change from existing), north side yard setback of 5' (no change from existing), south side yard setback of 7' (3' variance) and a lot coverage of 50.6% in order to remove an existing garage and covered storage and add an addition, as shown C-1, A-1 and the Zoning Variance Application, to Cottage #30 in the Plat of Wequetonsing (ID # 24-08-16-18-299-030).

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

Joe Chattaway Yea

Joe Leach Yea

Matt Duran Absent

Case A-6-2019 Conduct a Public Hearing on an application by Richard Oelke, for Larry Stickler, for rear and front yard set-back variances to allow a new deck attachment to a rail car (cottage) at 2579 Oden Rd. in 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.

6: 15 pm - Vice Chairman Leach opened the meeting to a Public Hearing.

Mr. Frykberg presented his Memorandum dated 8-27-19, (*attachment page 19 & 20*).

Mr. Dohm advised that the meeting has been published, posted, and notices sent to all surrounding property owners within 300' of the subject property. He distributed and entered into the record a letter from Haggard's Plumbing & Heating in support of the application, (*attachment page 21*).

Vice Chairman Leach asked for public comment.

Larry Stickler, owner, apologized for starting the project without permit approval. He advised he had checked with Twp. staff and was of the understanding that a permit was not needed due to the size of the project. He explained that he needed to replace an existing deck and stairs for safety reasons due to deterioration. Most of this project is replacement, with some exceptions.

Mr. Leach commented that the new arrangement of the steps was a considerable safety improvement. The lot is exceptional in shape and size.

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

6:25 PM - Vice Chairman Leach closed the public hearing due to no other comments from those in attendance.

Following Board discussion, Mr. Chattaway moved, due to the findings of fact as stated, *(in the final decision page 22 & 23)*, to approve Case # A-6-2019, Larry Stickler 14' front and 10' rear yard setback variance application signed on 8-6-19 by Dick Oelke, including the 8-6-19 location survey, to remove the old steps and build a 10' X 10' deck entrance/exit at 2579 Ogden Rd (ID # 24-08-16-13-400-013).

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

Joe Chattaway Yea

Joe Leach Yea

Matt Duran Absent

6:28 PM. Vice Chairman Leach called a recess to have the Final Decisions for Cases #A-4-2019, #A-5-2019 and #A-6-2019 typed up for review and signature.

6:55 PM. Vice Chairman Leach called the meeting back to order.

Case #A-4-2019 Final Decision was read and approved by the affixed signatures, *(attached pages 11 & 12)*.

Case #A-5-2019 Final Decision was read and approved by the affixed signatures, *(attached pages 17 & 18)*.

Case #A-6-2019 Final Decision was read and approved by the affixed signatures. *(attached pages 22 & 23)*.

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.

Adjourn: There being no further business to be brought before the Board, Vice Chairman Leach adjourned the meeting at 7:10 P.M.

Secretary Joe Chattaway
Joe Chattaway, Secretary

Respectfully Submitted,

William P. Dohm

William P. Dohm

Recording

10-10-19

Date Approved