

Little Traverse Township Zoning Board of Appeals

December 16, 2021 5:30 PM

Minutes

File Copy

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

Roll Call: Present: Joe Leach & Joe Chattaway.

Absent: Mat Duran (deceased).

Staff present: Bill Dohm, Supervisor & Jake Myers

Also present: Jessica Moore & her Father

Agenda: Mr. Dohm presented the agenda. Vice Chairman Leach asked if there were any additions or changes. There were none, and the agenda was approved by unanimous consent, (*attachment page 5*).

Minutes: Following review of the minutes of November 18, 2021, a **motion** to approve the minutes as presented was made by Mr. Chattaway and seconded by Mr. Leach. The motion was approved by unanimous voice vote.

Case #A-9-2021:

Conduct a Public Hearing on an application by Jessica Moore, for Howard and CeCe Martindale for a front yard setback variance to construct a new cottage at 8617 Cedar Ave. in West Wequetonsing. The property is zoned RR, and is a non-conforming zoning lot. The property is more particularly described in tax parcel #24-08-16-18-150-018.

Mr. Dohm advised that the public hearing notice had been published, posted, and sent to all surrounding property owners within 300' of the subject property, (*attachment page 4*), and that one letter of approval was received from the Wequetonsing Landowners Association, (*attachment page 6*), No other correspondence has been received.

5:40 PM. – Vice Chairman Leach opened the meeting to a Public Hearing.

Mr. Myers presented his Memorandum dated 12.16.2021, explaining the request, outlining the Findings of Fact, and listing of possible considerations for the Board, (*on file*).

Little Traverse Township Zoning Board of Appeals

December 16, 2021 5:30 PM

Minutes

Vice Chairman Leach asked for public comment.

Ms. Moore stated that most of the reason for the variance was that the applicant would prefer more rear yard for open space enjoyment, and that alignment of the houses on the front was preferred for the neighborhood. There were no other public comments regarding the case.

5:55 PM: Vice Chairman Leach closed the public hearing.

Vice Chairman Leach requested comments or questions from Board members.

Following Board discussion, Mr. Chattaway **motioned** that: Due to the findings of fact as stated above, *(in the final decision page 7-9)*, I, Joe Chattaway, move to approve Case A-9-2021, Martindale ZBA variance application dated November 22, 2021 and signed by Howard & CeCe Martindale, owner and Jessica Moore, applicant, for a front setback variance of up to 13'-7" in order to construct a single-family home, Parcel ID 24- 08-16-18-150-018.

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

Joe Chattaway Yea

Joe Leach Yea

6:00 PM. - Vice Chairman Leach called a recess to have the Final Decision for Case #A-9-2021 typed up for review and signature.

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

Case #A-9-2021 Final Decision was displayed and approved as follows: *(signed copies attached pages 7-9)*

A motion to approve the final order was made by Mr. Leach and seconded by Mr. Chattaway.

The motion carried by the following roll call vote:

Joe Chattaway Yea

Joe Leach Yea

Little Traverse Township Zoning Board of Appeals
December 16, 2021 5:30 PM
Minutes

Open Discussion for items not on the agenda:

Public Comment or Correspondence received. There was none.

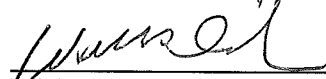
Report by Planning Commission Representative: There was none.

Report by Twp. Board Members:

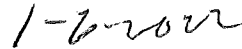
Mr. Dohm advised the Board that another variance application had been received, and another meeting will need to be scheduled. The Board agreed to hold the next meeting January 6, 2021 at 5:30 pm.

Adjourn: There being no further business to be brought before the Board, Vice Chairman Leach adjourned the meeting at 6:20 P.M.


Respectfully Submitted,



William P. Dohm
Recording Secretary



Date Approved


Joe Chattaway, Secretary