

Little Traverse Township Zoning Board of Appeals
February 25, 2021 5:30 PM
Via Zoom
Minutes

Chairman Duran called the meeting to order via zoom at 5:38 PM. He announced that the meeting is via zoom due to the concerns for the health and safety of all persons who would otherwise be attending an in-person meeting in accordance with Public Act 228 of 2020.

Supervisor Dohm explained PA 228 of 2020 open meetings act roll call procedures.

Roll Call: **Present via zoom:** Matt Duran, Little Traverse Twp., Mi. USA, Joe Leach, Little Traverse Twp. Mi. USA, & Joe Chattaway, Little Traverse Twp. Mi. USA.

Absent: None

Staff present via zoom: Bill Dohm, Supervisor & Ruben Shell, Zoom Host and Planning Consultant

Also present via zoom or dial up: Dan Gorman, & Jessica Moore, *(both agenda case applicants)*, and Shirley Snyder.

Agenda: Upon a **motion** made by Mr. Duran and seconded by Mr. Chattaway the agenda, as presented, was approved by unanimous voice vote, *(attachment page 6)*.

Minutes: Following review of the minutes of January 28, 2021 a **motion** to approve the minutes as presented was offered by Mr. Durand supported by Mr. Chattaway. The motion was approved by unanimous voice vote.

Case #A-3-2021 Conduct a Public Hearing on an application by Gorman Design Associates, for owner Cary Kaufman for front yard, rear yard, and side yard set-back setback variances to construct a cottage at 8400 Cedar Lane, known as Cottage 3 in West Wequetonsing . The property is zoned RR, is a non-conforming zoning lot, and is more particularly described in tax parcel #24-08-16-18-176-011.

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 pages (5))*.

5:45 PM. - Chairman Duran opened the meeting to a Public Hearing.

Mr. Shell presented his Memorandum dated February 9, 2021, explaining the request, outlining the Findings of Fact, and listing of possible considerations for the Board, (*attachment pages (8 - 14).*)

Mr. Dohm noted that three written correspondences in support of the proposal were received. They had been previously provided to Board members, and were entered into the minutes and are on file.

Chairman Duran asked for public comment.

Mr. Gorman, Architect, representing the owner explained the layout and the need as outlined in the application. He stated the lot was unusual in length to width for the area in general.

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

5:55 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 page 22-25 I,* Joe Leach move to approve Case A-3-2021, Kaufman ZBA variance application dated January 18, 2021 and signed by Gorman, for a front setback variance of up to 13 feet, four inches, a north side setback of up to 6 feet, a rear setback variance of up to 29 feet, and a coverage variance of up to 8% in order to add a two-car garage at 8400 Cedar Lane Cottage 3, plat of Clinton Conkling Addition, Tax ID 08-16-18-176-011.

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

Joe Chattaway Yea

Matt Duran Yea

Joe Leach Yea

Case #A-4-2021 Conduct a Public Hearing on an application Jessica Moore, Architect, for Chris & Terry Renker for a front yard setback variance to add a second story to an existing residential attached garage at 1985 Fairview in the plat of Roaring Brook Resort. The property is zoned RR, is a non-conforming zoning lot and non-conforming structure. The property is more particularly described in tax parcel #24-08-16-17-176-013.

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 pages (6)*).

6:05 PM. - Chairman Duran opened the meeting to a Public Hearing.

Mr. Shell presented his Memorandum dated February 9, 2021, explaining the request, outlining the Findings of Fact, and listing of possible considerations for the Board. (*attachment pages (15 - 21)*).

Mr. Dohm noted that no correspondence had been received. He also explained that this request was asked for in the event the existing garage footings were found to not support a second story due to the County construction code, and that if the footings were found to be sufficient without removing and replacing them, this variance would not be needed.

Chairman Duran asked for public comment.

Jessica Moore, Architect, representing the owner advised that the explanations previously stated were sufficient.

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

6:10 PM Chairman Duran closed the public hearing.

Chairman 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 attached page 26-28*) I, Joe Chattaway move to approve Case A-4-2021, Renker ZBA variance application dated February 2, 2021 and signed by Jessica Moore, for a front setback variance of up to 10 feet, 8.5 inches, to add a second story addition to an existing garage at 1989 Fairview Road, plat of Roaring Brook Resort, Tax ID 08-16-17-176-013.

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

Joe Chattaway Yea

Matt Duran Yea

Joe Leach Yea

Mr. Dohm requested the Chair call for Public Comment at this time to allow anyone that had public comment the opportunity to leave before a recess is called.

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

6:15 PM. - Chairman Duran called a recess to have the Final Decision for Case #A-3-2021 & #A-4-2021 typed up for review and signature.

6:28 PM. -Chairman Duran called the meeting back to order.

Case #A-3-2021 Final Decision was displayed and approved as follows: (signed copies attached pages 22-25)

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

The motion carried by the following roll call vote:

Joe Chattaway Yea

Matt Duran Yea

Joe Leach Yea

Case #A-4-2021 Final Decision was displayed and approved as follows:

A motion to approve the final order was made by Mr. Duran and seconded by Leach, (signed copies attached pages 26-28)

The motion carried by the following roll call vote:

Joe Chattaway Yea

Matt Duran Yea

Joe Leach Yea

Mr. Dohm requested Board members to stop by the Twp. office and sign hard copies of both final decisions next week.

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 no other business for the ZBA had been received.

Adjourn: There being no further business to be brought before the Board, A motion to adjourn was made by Mr. Leach, with support by Mr. Chattaway. The motion carried and Chairman Duran adjourned the meeting 6:40 P.M.

Secretary Joe Chattaway
Joe Chattaway, Secretary

Respectfully Submitted,

William P. Dohm

William P. Dohm

Recording

7-29-21

Date Approved