

Little Traverse Township Zoning Board of Appeals
July 29, 2021 5:30 PM
Minutes

FILE COPY

Vice Chairman Leach called the meeting to order in-person at 5:38 PM.

Roll Call: ~~Present via zoom:~~ Joe Leach & Joe Chattaway.

Absent: Mat Duran

Staff present via zoom: Bill Dohm, Supervisor & Jake Myers

Also present: Jessica Moore, Greg Volkers, Jen Bucci, Eric Engler, Meredith James & Anabel James.

Agenda: Upon a **motion** made by Mr. Chattaway and seconded by Mr. Leach the agenda, as presented, was approved by unanimous voice vote of those Board Members present, (*attachment page 5*).

Minutes: Following review of the minutes of February 25, 2021 a **motion** to approve the minutes as presented was offered by Mr. Chattaway and seconded by Mr. Leach. The motion was approved by unanimous voice vote of those Board Members present.

Case #A-6-2021 Conduct a Public Hearing on an application by Jessica Moore, Architect, for Douglas Warner for front, side and rear yard setback variances and a percent of lot coverage variance to remove and replace an existing non-conforming cottage with attached garage at 48 Beach Drive in the Plat of Wequetonsing. The property is zoned RR, is a non-conforming zoning lot and non-conforming structure. The property is more particularly described in tax parcel #24-08-16-18-299-012.

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*).

5:45 PM. – Vice Chairman Leach opened the meeting to a Public Hearing.

Mr. Myers presented his Memorandum dated 07.29.2021, explaining the request, outlining the Findings of Fact, and listing of possible considerations for the Board, (*attachment pages (6-17)*).

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Mr. Dohm noted that a written correspondence in support of the proposal was received. It had been previously provided to Board members, and is being entered into the minutes and is on file, (*attachment pages (18)*).

Vice Chairman Leach asked for public comment.

Ms. Angela James objected to the cottage being so close to hers'. She stated the height of the roof line was excessive and the open space between cottages was reduced too much. She was not happy with the approval by the Wequetonsing Association. She showed the Board pictures, and was concerned about safety concerns.

Ms. Jessica Moore, representing the owner, explained the layout and the need as outlined in the application. She stated the lot was unusual in length to width for the area in general. The new footprint is less non-conforming than the footprint of the cottage to be removed, the project falls within the Wequetonsing Association standards, and it is consistent with other properties within the association.

Ms. Anabel James was concerned about the cottages being so close was a fire hazard.

Mr. Greg Volkers explained that the Wequetonsing Association Architectural Review Committee and the Board of Directors reviewed, and approved the project. He explained that the cottage to be removed was very old, and the new cottage would meet current fire code standards, making it safer. He stated a large tree on the site would probably not withstand construction digging, so it would be removed for safety purposes now, rather than later.

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

6:10 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 attached page 14-17*) I, Joe Chattaway, move to approve Case A-6-2021, Warner ZBA variance application dated June 15, 2021 and signed by Douglas Warner, owner, and Jessica Moore, applicant, for a lot coverage variance of up to 48.6%, a south side setback variance of 38 feet, east side setback variance of up to 9 feet, a west side setback variance of 4 feet, and north side setback of 24 feet in order to add a new cottage at 48 Beach Drive, plat of Wequetonsing (ID 08-16-18-299-012).

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

Joe Chattaway Yea

Joe Leach Yea

Matt Duran Absent

6:20 PM. - Vice Chairman Leach called a recess to have the Final Decision for Case #A-6-2021 typed up for review and signature.

6:40 PM. - Vice Chairman Leach called the meeting back to order.

Case #A-6-2021 Final Decision was displayed and approved as follows: *(signed copies attached pages 14-17)*

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

The motion carried by the following roll call vote:

Joe Chattaway Yea

Joe Leach Yea

Matt Duran Absent

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 the Duda lawsuit had not been appealed to the Supreme Court and was considered closed.

Adjourn: There being no further business to be brought before the Board, A motion to adjourn was made by Mr. Chattaway, with support by Mr. Leach. The motion carried and Vice Chairman Leach adjourned the meeting 6:50 P.M.

Secretary


Joe Chattaway, Secretary

Respectfully Submitted,



William P. Dohm

Recording

9-23-21

Date Approved