

Little Traverse Township Zoning Board of Appeals
September 23, 2021 5:30 PM
Minutes

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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: Larry Stickler.

Observance: A moment of silence was held in remembrance of Matt Duran.

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

Minutes: Following review of the minutes of July 29, 2021 a **motion** to approve the minutes as corrected by striking reference to "via zoom" was made by Mr. Chattaway and seconded by Mr. Leach. The motion was approved by unanimous voice vote.

Case #A-7-2021: Conduct a Public Hearing on an application by Larry Stickler, for Crooked Lake Express, LLC for front and side yard set-back variances to allow a new detached residential accessory garage 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 #24-08-16-13-400-023.

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, and that no correspondence had been received, (*attachment page 4*).

5:35 PM. – Vice Chairman Leach opened the meeting to a Public Hearing.

Mr. Myers presented his Memorandum dated 09.23.2021, explaining the request, outlining the Findings of Fact, and listing of possible considerations for the Board, (*on file*).

Vice Chairman Leach asked for public comment.

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Mr. Stickler commented that due to the main residential use of the property only being occupied part time, and his travel to and from home being extensive, he needs a place to store his boat and other personal items when he is not here. He also noted that the previous variance granted by the ZBA was never used due to safety and security concerns.

There were no other public comments regarding the case.

5:45 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 6-8)* I, Joe Chattaway, move to approve Case A-7-2021, ZBA variance application dated September 23, 2021, and signed by Larry Stickler, owner and applicant, for an east and west front setback variance of up to 20 feet and a side setback variance of up to 1 foot – 4 ½ inches in order to add an accessory structure at 2579 Oden Road / US 31 (ID 08-16-16-400-023).

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

Joe Chattaway Yea

Joe Leach Yea

5:50 PM. - Vice Chairman Leach called a recess to have the Final Decision for Case #A-7-2021 typed up for review and signature.

6:00 PM. - Vice Chairman Leach called the meeting back to order.

Case #A-7-2021 Final Decision was displayed and approved as follows: *(signed copies attached pages 6-8)*

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

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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 the Planning Commission was working on the master plan and that a survey was being prepared to send to all property owners seeking public input into the future of the Township from a planning and zoning standpoint.

Adjourn: There being no further business to be brought before the Board, Vice Chairman Leach adjourned the meeting at 6:15 P.M.

Respectfully Submitted,



William P. Dohm
Recording Secretary

11-18-21

Date Approved



Joe Chattaway, Secretary