

Little Traverse Township Zoning Board of Appeals
June 30, 2022
5:30 PM

MINUTES

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

Roll Call: **Present:** Joe Leach, Travis Johnson & Joe Chattaway.

Absent: None

Staff present: Bill Dohm, Supervisor

Also present: Ryan Zamarron, Applicant.

Agenda: Mr. Dohm presented the agenda. Vice Chairman Leach asked if there were any additions or changes. There were none. Upon a **motion** by Mr. Chattaway, with support from Mr. Leach, the agenda was approved by unanimous voice vote, (*attachment page 4*).

Election of Officers: Mr. Dohm advised it was necessary to elect officers. Joe Chattaway, as a representative of the Planning Commission can not chair a meeting, eliminating him from the slate as Chair or Vice Chair.

Mr. Chattaway made a **motion** to nominate Mr. Leach as Chairman, Mr. Johnson as Vice Chairman, and Mr. Chattaway as Secretary, that the nominations be closed, and a unanimous vote be cast for the slate. Upon a second by Mr. Johnson, the motion passed by unanimous voice vote.

Mr. Leach continued to conduct the meeting as Chairman.

Minutes: Following review of the minutes of January 6, 2022, 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-02-2022:

Conduct a Public Hearing on an application by Ryan Zamarron for a side yard set-back variance to construct a residential accessory detached garage and storage building at 2435 Manitou Trail. The property is zoned FF-2, and is a non-conforming zoning lot. The property is more particularly described in tax parcel #24-08-16-06-251-001.

Mr. Dohm advised that the Public hearing had been posted, published and mailed to all property owners within 300 ft. of the subject property as required. (*see attachment page 5*)

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5:34 PM: Chairman Leach opened the public hearing.

Mr. Dohm presented a Memorandum of Factfinding containing considerations that could be made for a final decision, (*see attachment page 6-7*)

Upon review of the factfinding, Chairman Leach asked Mr. Zamarron if he had anything to add. Basically, he concurred with the factfinding memo, and answered questions from Mr. Johnson relative to feasibility of moving the building slightly to avoid a variance. Mr. Zamarron would like to save trees and keep the lot as close to its' neighborhood character as possible without moving existing amenities such as driveway, etc.

Mr. Dohm explained that the neighborhood was subdivided on older zoning standards, and was established more along the standards of the then R-1 district, that being 40,000. Sq. ft. of land area and 10' side yard set-backs.

Chairman asked if there was any correspondence, or further public comment. There was none.

5:50 PM: There being no further public comment, Chairman Leach declared the Public Hearing closed.

Mr. Chattaway made a motion that due to the findings of fact as stated above, I move Case A-02-022, the Zamarron ZBA variance request for a 10 foot side-yard setback variance. This application was dated April 28, 2022, and signed by Ryan Zammaron.

Upon a second by Mr. Leach, the motion was unanimously approved by roll call vote.

Mr. Dohm advised that due to the inability to type up a new final order on site for Board approval and signature tonight, he had typed up a similar approval final order, and that if the Board was so inclined, he preferred the Board rescind the resolution and use the revised version.

Upon a motion by Mr. Chattaway with support from Mr. Leach, the original resolution was rescinded by unanimous roll call vote.

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Mr. Chattaway then made the following motion: Due to the findings of fact as stated above, (see final decision attached pages 7-8) I, Joe Chattaway, move to approve Case A-02-2022, Zamarron ZBA variance application dated April 28, 2022 and signed by owner/applicant, Ryan Zamarron for a side yard setback variance of up to 7' in order to construct a detached residential accessory garage and storage building, Parcel ID 24-08-16-06-251-001.

Upon a second by Mr. Leach, the motion was unanimously carried by roll call vote.

The final (final) decision was then reviewed by the Board for signature. (see final decision attached pages 8-10) |

Upon a motion by Mr. Chattaway, with support by Mr. Johnson, the final order was approved and signed as part of these minutes,(see page 8-10).

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 we need to schedule another meeting to handle at least 1 and possibly 2 variance requests. Upon discussion, it was decided to hold another meeting on August 4, 2022.

Adjourn: There being no further business to be brought before the Board, upon a motion by Mr. Chattaway, with support from Mr. Leach, the meeting was adjourned at 6:15 P.M.

Respectfully Submitted,


Joe Chattaway, Secretary


William P. Dohm
Recording Secretary

Date Approved