

# Little Traverse Township Zoning Board of Appeals

March 2, 2023

5:30 PM

MINUTES

FILE COPY

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

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

**Absent:** None

**Staff present:** Bill Dohm, Supervisor, & Ken Lane, Zoning Consultant

**Also present:** Dan Gorman, applicant, Keith Newbury and Shirley Snyder, visitors, , (*attachment page 4*).

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

**Minutes:** Following review of the minutes of October 13, 2022, a **motion** to approve the minutes as presented was made by Mr. Chattaway, and supported by Mr. Johnson, the motion was approved by unanimous voice vote.

## **Case #A-01-2023:**

Conduct a Public Hearing on an application by Gorman Design Associates for Scott Farmer for side and rear yard set-back variances as well as an increase in lot coverage variance, to add an attached garage with additional living quarters above to a non-conforming cottage at 2635 Traverse Park, Cottage 1, in West Wequetonsing. The property is zoned RR, and is a non-conforming zoning lot. The property is more particularly described in tax parcel #24-08-16-18-177-012.

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*)

**5:35 PM:** Chairman Leach opened the public hearing.

Mr. Lane presented his Memorandum of Factfinding dated 02.16.2023 containing considerations that could be made for a final decision, (*see attachment page 6-9*)

Chairman Leach asked if there was any correspondence on the case.

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Mr. Dohm introduced correspondence received, including e-mails of concern from Mr. Keith Newbury, an e-mail of support from C. James Hyslop, and a letter of approval from the Executive Board of the Wequetonsing Landowners Association (WLA), (*see attachments pages 10- 14*) He also advised there had been a phone call to the office indicating concern that a 15 day notice was not sufficient.

Mr. Keith Newbury presented a one page white paper, describing his position on the application, and expressed his concerns for parking in the front yard as setting a precedent, and that cars blocking Trillium Walk was also concerning.

There was discussion regarding enforcement of parking, but the consensus was that the Township could not police that issue. Mr. Lane advised that would be a Michigan Motor Vehicle Code violation, enforceable by the Emmet County Sheriff.

Mr. Gorman responded to several of Mr. Newbury's concerns.

There were no further public comments.

**6:00 PM:** There being no further public comment, Chairman Leach declared the Public Hearing closed.

Following discussion, Mr. Chattaway made the following motion:

Due to the findings of fact as provided in the memorandum dated February 21, 2023, from the Township Planner, I Joe Chattaway move to approve Case A-01-2023, Farmer ZBA variance application dated February 7, 2023, for a side yard setback variance of 15 feet, a rear yard setback variance of 35 feet, and a maximum lot coverage variance of 5.3%, in order to construct an addition to the existing cottage at 2635 Traverse Park, Cottage 1, Tax ID# 24-08-16-18-177-012.

Upon support from Mr. Johnson, the motion was approved by the following roll call vote:

Mr. Chattaway – Yea

Mr. Leach – Yea

Mr. Johnson - Yea

The motion was declared adopted by Chairman Leach.

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**6:03 PM:** Chairman Leach called a recess to have the final decision typed for approval and signatures.

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

The final decision was then reviewed by the Board for signatures. Upon a motion by Mr. Chattaway, with support by Mr. Leach, the final order was approved by a unanimous roll call vote of those present, and signed as part of these minutes, (see page 15-17).

**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:** There was none.

**Adjourn:** There being no further business to be brought before the Board, the meeting was declared adjourned by Chairman Leach at 6:20 PM.

Respectfully Submitted,

  
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Joe Chattaway, Secretary

  
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William P. Dohm  
Recording Secretary  
8-24-23  
\_\_\_\_\_  
Date Approved