

MINUTES  
GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS MEETING  
JUNE 9, 2010

Call to order: 7:00 pm

Roll Call: Jackowski, Fitzgerald, Haight, McDonald, Myers present. Volkening excused.

Approval of agenda:

Motion made by Fitzgerald and seconded by Haight to approve the agenda as presented.

Chairman Jackowski asked the Board members if anyone had a conflict with the agenda item. The response from all was no.

Chairman Jackowski asked the Board members if they all had the opportunity to visit the site. The response from all was yes.

Public Hearing:

Jeffrey Novack of 2841 West Ave., Interlochen, MI requests a 4 foot variance from the 20 foot setback from Eighth Street to build a garage 16 feet from Eighth Street. Parcel # 28-07-140-034-07

Chairman Jackowski read Article 8 Note H of the Green Lake Township Zoning Ordinance requiring the 20 foot setback.

Chairman Jackowski asked the appellant to explain his request and to include the reasons why the garage could not be attached to the house or built in the backyard instead of the location that he is requesting.

Mr. Novack explained that he is requesting to build a 24' X 24' detached garage 10 feet away from his home. He needs a 4 foot variance from the undeveloped portion of Eighth Street to the south of his home. He said he could not attach it to the home because of the floor plan design of the home it would be awkward trying to locate a door to enter the home from the garage. He also said that if he located the garage in the backyard he would have to disturb even more wetlands to create a driveway to the garage. He has applied to DEQ for a fill permit in order to locate the garage in part of the wetlands to the south of his property.

Chairman Jackowski asked if the garage would be 2 stories.

Mr. Novack said that it would be 1 story with an attic for storage.

Board member Fitzgerald commented that Mr. Novack should get together with his neighbors and request that this portion of Eighth Street be vacated. He said because of the wetlands it will probably never be developed and after the vacation the land could be allocated to the contiguous property owners.

Mr. Novack thanked him for the idea.

Board member Myers asked if the shed located on the property would cause a problem with the proposed location of the garage.

Mr. Novack said that he will be removing the shed before he builds the garage.

Board member McDonald asked if he attached the garage to the house where would the entry be into the home.

Mr. Novack said that he would either have to enter into the basement or add a second story to the garage to enter on the upper level of the home.

CLOSE PUBIC HEARING. 7:10 PM

ACTION ON PUBLIC HEARING:

PV10-01 Jeffrey Novack of 2841 West Ave. Interlochen, MI requests a 4 foot variance from the 20 foot setback from Eighth Street to build a garage 16 feet from Eighth Street. Parcel # 28-07-140-034-07

Motion made by Fitzgerald and seconded by McDonald to approve the request as presented. The reasons given are that Eighth Street will probably never be built and that if Eighth Street had not been platted there the garage would meet the 10 foot setback and a variance would not be needed. Motion carried 5 yes.

Approval of the minutes:

Approval of the minutes from the January 13, 2010 meeting.

Motion made by Fitzgerald and seconded by Haight to approve the minutes as presented. Motion carried 3 yes, 2 abstained because they were not present at that meeting.

Approval of the minutes of the April 14, 2010 meeting.

Motion made by McDonald and seconded by Fitzgerald to approve the minutes from the April 14, 2010 meeting as presented. Motion carried 3 yes, 2 abstained because they were not present at that meeting.

Adjournment:

Motion made by Fitzgerald and seconded by Haight to adjourn. Motion carried 5 yes.  
7:18 pm

Minutes respectfully submitted by Krysti Baker