

MINUTES
GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS MEETING
JUNE 10, 2009

Call to order: 7:00 pm

Roll call: Fitzgerald, Haight, Volkening, Jackowski, McDonald, present.

Approval of agenda: Motion made by Volkening and seconded by Fitzgerald to approve the agenda as presented. Motion carried 5 yes.

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

Conflicts: Chairman Jackowski asked the Board members if anyone had a conflict with the agenda items. No one had a conflict.

Public Hearings:

PV09-02 Laurence Smith of 4178 Indiana Ave., Interlochen, MI requests a 19 foot variance from the 35 foot setback from Indiana Ave., and a 29 foot variance from the 35 foot setback from Crystal Street to build a garage. The garage would be 16 feet from Indiana Ave., and a 6 feet from Crystal Street. Parcel # 28-07-220-036-01

Chairman Jackowski commented that this subdivision was established before zoning and many property owners have needed variances due to the small lots.

Mr. Smith said that his driveway entrance would be from Indiana and there would be enough room for off road parking even with the new garage. He said the setback for the garage would be greater than the existing setback for the house. He also said that the garage would be at least 23 feet from his neighbor's house.

Chairman Jackowski commented that Crystal Street is just a road on paper it has never been developed as a right of way. He asked Mr. Smith if the garage would be one story.

The response was yes.

Board member Volkening asked if the lots that Mr. Smith owns have been combined into one building site.

The response was yes.

PV09-03 Brent and Alice Nichols of 3822 Peninsular Shores Drive request a five foot variance from the eight foot side yard setback to build a garage being three feet from the side property line. Parcel # 28-07-540-008-00

Chairman Jackowski read the pertinent sections of the Zoning Ordinance.

Mr. Nichols explained that they wished to remodel the existing cottage. This would just be an extension of the existing garage to provide room to store their motor home. He said that his request did include overhangs. He said in the final measurements the garage would actually be three feet four inches from the side property line.

Lewis Allendorph of 3814 Peninsular Shores Drive said that he lives next door to the property line in question. He said he had no objection to this variance.

Board member Haight asked what the height of the garage would be.

Mr. Nichols said that had not been determined yet. They were waiting to see if they received that variance before they had any design work done.

Board member Volkening asked the zoning administrator if she had any response from other neighbors regarding this request.

Krysti Baker, the zoning administrator said yes. Mike Hoffman of 3844 Peninsular Shores Drive had called her to say that he had no objection to this variance.

Mr. Allendorph commented that the property line that he shares with Mr. Nichols is at an angle and only a small portion of the garage would be as close as three feet from the property line. The rest of the garage would meet the setback.

Public Hearing closed at 7:18 pm.

Action on Public Hearing:

PV09-02 Laurence Smith of 4178 Indiana Ave., Interlochen, MI requests a 19 foot variance from the 35 foot setback from Indiana Ave., and a 29 foot variance from the 35 foot setback from Crystal Street to build a garage. The garage would be 16 feet from Indiana Ave., and a 6 feet from Crystal Street. Parcel # 28-07-220-036-01

Motion made by McDonald and seconded by Volkening to approve the variance as requested. The reasons given were that this is a small lot of record, Crystal Street has never been developed, and the location of the proposed garage is the best location on the property for the garage. Motion carried 5 yes.

PV09-03 Brent and Alice Nichols of 3822 Peninsular Shores Drive request a five foot variance from the eight foot side yard setback to build a garage being three feet from the side property line. Parcel # 28-07-540-008-00

Motion made by Fitzgerald and seconded by Volkening to approve the request as presented. The reasons given were that this is a small lot of record, and the property line in question is at an angle and only a small portion of the garage would require the variance. Motion carried 5 yes.

Approval of the minutes:

Motion made by Fitzgerald and seconded by Haight to approve the minutes of the April 8, 2009 meeting as presented. Motion carried 5 yes.

Adjournment:

Motion made by Fitzgerald and seconded by Volkening to adjourn. Motion carried 5 yes. 7:38 pm

Minutes respectfully submitted by Krysti Baker