

# MINUTES OF ZBA MEETING ON AUGUST 7, 2017

The meeting was convened at 10:00am.

Present: Norma Boyle, John Klein, Jim Thorburn, Barb Stauffer, and Thomas Kizer.  
Excused Absence: Walt Mikula

Chairman Jim Thorburn called the meeting to order.

Persons present included the above board members and applicant Ms. Sondra Martin and applicants architect Mr. Jim Bates. The building official was also present.

The Pledge of Allegiance was recited.

The Minutes of July 31, 2017 were unanimously approved after motion to approve by Klein and seconded by Boyle.

The Chairperson then convened the hearing on the appeal and request for variance filed in No. 17.06 by Mr. Donald and Ms. Sondra Martin. The appeal involved applicants request for a variance to allow applicant to extend the home footprint by 5' on the length of the western perimeter for the property identified as 1180 W. Higgins Lake Dr., Gerrish Township, Roscommon, MI 48653.

Correspondence was received from 3 neighbors supporting the variance request. These supporters were: The Henslers; the Munchiandos; and the Spencers.

No conflicts of interest were reported by any member of the ZBA when asked by the Chairman.

The appeal was read into the record by the Chairman.

The Applicant responded both in writing and verbally concerning the applicable standards to be considered by the ZBA. Further, numerous questions concerning proposed variance were raised from the board members.

Following the presentation above and no further comments being made or offered by the applicants and those in attendance, the open portion of the hearing was closed after which in public session the board considered the applicant's request of a variance.

Motion was made by Kizer and seconded by Boyle to grant the variance. The Motion was as follows: Motion to approve the proposed variance for the reasons that it meets the seven standards with the exception of the density attempted to be protected under Standard 4, but that density will not substantially increase by the grant of the variance and the property will no longer be usable by the applicants without the minimal increase herein and no greater.

Discussion was held and various views on the issue of the variance were addressed by the board members. After all members were heard and no further comments being offered the Chairman called for a roll call vote: Klein, Kizer voted "yes" and ,Boyle, Stauffer, and Thorburn voted "no" and the Motion to Approve the Variance was denied.

Chairman Thorburn explained the procedure under which those opposing the decision of the ZBA could seek judicial review.

No further business to come before the meeting, it was adjourned at approximately 11:20 am.

Dated: August 7, 2017

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Thomas Kizer, Secretary