

GERRISH TOWNSHIP (GT) ZONING BOARD OF APPEALS

MEETING: ZBA Appeal No. 18.11, 210 Gallager Ave (Naglik).
DATE: Nov 19, 2018.
MEMBERS PRESENT: Mike Briggs, Walt Mikula, Barb Stauffer.
MEMBERS ABSENT: Thomas Kizer, John Klein, Jim Thornburn, (All Excused).
OTHERS PRESENT: Jason Jansen (Zoning & Building Administrator), Ocene Naglik (Owner's Representative), Kurt Michelson (Applicant & Builder), & 1 Neighbor.
MEETING OPENED: 11:50 a.m. by Acting Chair (Briggs).
PLEDGE TO FLAG: 11:50 a.m.

The members of the Board affirmed they each had no conflict in considering this appeal.

The Acting Chair (Briggs) read the appeal and details that requested front, side, and rear yard setback variances of 10 feet, 11 feet 2 inches, and 13 feet, respectively, to construct a 384 square foot, two-bedroom addition to the current house, based on Gerrish Township Zoning Ordinance; Article 3, Footnotes for Table 3-4 'Site Development Requirements', R-1 'Existing Lake Neighborhoods'.

Two communications were received and read into the record from the following neighbors: (1) Laura M. Alsobrooks, 111 Sly St, dated November 4, 2018; and (2) Paul & Christine Ochmanek, 228 Holton, dated October 27, 2018. Both communications supported granting the requested variance. Mr. Ochmanek also attended this meeting.

The Board reviewed and discussed the seven standards and the owners and applicant's written responses. The owner's representative (Ms. Ocene Naglik) answered questions and clarified the requested variance and its purpose. The owner Raymond Naglik, Jr. did not attend the meeting.

A motion was made by Mikula, and seconded by Stauffer as follows: **"Motion to approve the proposed variance of the 384 square-foot, two-bedroom addition on the north side of the property for the reasons that the seven standards support the granting of the variance, which is the minimum amount necessary for its effective use, and the proposed addition will be harmonious with the current structure and surrounding buildings, and does not extend past the existing deck on the west side (Gallager Ave)."** Motion was carried (2-1). Mikula and Stauffer supported, Briggs opposed.

The Acting Chair explained that there was no "precedent set" and advised the applicants that this Board decision could be appealed to the Circuit Court up to thirty days from the date of the certification letter to be provided to them following this meeting. Therefore, any preparation or building activity taken during this "30-day window" is at their own risk.

MEETING CLOSED: 13:55 p.m.

Michael B. Briggs, Acting Secretary

Date