

GERRISH TOWNSHIP ZONING BOARD OF APPEALS (GTZBA) MINUTES

MEETING: ZBA Appeal No. 20.06, Lot 72-004-003-016-0022, 2032 W. Sunset Dr.
(Brian & Rebecca Klimek).
DATE: Oct 12, 2020.
MEMBERS PRESENT: Mike Briggs, John Klein, Walt Mikula, & Barb Stauffer.
MEMBERS ABSENT: James Thorburn (Excused).
OTHERS PRESENT: Jason Jansen (Bldg & Zoning Adm.), Brian & Rebecca Klimek (App's), & 1 Citizen.
MEETING OPENED: 10:00 a.m. by Acting Chair Briggs.
PLEDGE TO FLAG: Completed.

WELCOME & COMMENTS: Acting Chair Briggs provided general comments on the hearing process, and welcomed Barb Stauffer in her new position as a Regular Board Member on the GTZBA. She was appointed by the Gerrish Township Board of Commissioners (GTBC) on Sep 8, 2020 to fill the remainder of the term of Thomas Kizer's position that expires on Dec 31, 2020.

REVIEW & APPROVAL OF GTZBA-20.03 & 20.04 MINUTES (Mtgs held Aug 10, 2020): Motion by Stauffer, seconded by Klein to ***"approve the minutes of GTZBA-20.03 held Aug 10, 2020."*** Motion carried (4-0). Motion by Klein, seconded by Stauffer to ***"approve the minutes of GTZBA-20.04 held Aug 10, 2020."*** Motion carried (4-0).

CONFLICTS OF INTEREST: Each Board member re-affirmed they had no conflict of interest in considering this appeal.

COMMUNICATIONS RECEIVED: No communications were received or provided for this appeal.

APPEAL NO. 20.06: Briggs read the appeal of the owners (Brian & Rebecca Klimek) requesting a variance to complete a partially constructed 8' x 8' by 12' tall shed on their vacant property at 2032 W. Sunset Dr., Lot 72-004-003-016-0022. The owners began building this structure without obtaining a building permit, and is therefore currently non-compliant with Gerrish Township Zoning Ordinance (GTZO), *Article 20 (Supplemental Provisions), Section 20.8G1 (Accessory Uses, Buildings, and Structures; Prior to a Principal Structure)* that specifies "RC and RR Districts: Accessory buildings and structures may be erected on a lot or parcel prior to the establishment of a principal structure in the RC and RR Districts provided that landowner submits a plot plan to the Zoning Administrator pursuant to Section 2.4(B)." The owners were unaware of the need to obtain a permit for this accessory structure until they were notified by the GT Building & Zoning Administrator. The shed is to be used to store the equipment they are using to maintain and prepare their newly acquired 5-acre wooded property for the construction of their retirement home to be built in the near future. Since they do not live locally, they stay in a camper on this property during the summer season. It is the intent of the owners to keep the shed at its current location when their residence is built. Its location meets all the set back requirements of the GTZO. The seven standards and applicants' written responses were then read into the record. The applicants answered questions and discussed their variance request with the Board. The open portion of this hearing was then closed. Each Board member confirmed that they conducted a site visit prior to this meeting and further reviewed the applicants' responses to the seven standards. Upon review of the applicants' information, pertinent GTZO Articles, and further discussion, the Board entertained a motion based on the following considerations:

- The seven standards were satisfied;

- A satisfactory plot plan has been submitted for this shed to be built at its present location, within setback requirements, in a Rural Residential (RR) zoned district (> 2.5 acres), and is thereby compliant with GTZO Article 20.8G1.
- The owners do not have a specified start date for building their residence on this vacant lot, but have demonstrated their intent to do so in the near future via their actions of having installed electric power to the lot, and their landscape maintenance development up to this point.

A motion was then made by Briggs, and supported by Klein as follows:

“Motion to approve the appeal date Aug 8, 2020 as submitted by the applicants Brian & Rebecca Klimek, to complete the construction of a shed on their property at 2032 Sunset Dr., Roscommon, MI with the following conditions, that the shed is built as specified in their application.”

VOTE RESULTS: Briggs, Klein, Mikula, and Stauffer voted to approve the variance. Motion carried (4-0).

OTHER BUSINESS: None.

MEETING CLOSED: 10:50 a.m.

Michael B. Briggs, Chair (Acting)

Date Approved