

GERRISH TOWNSHIP(GT) ZONING BOARD OF APPEALS (GTZBA) MINUTES

MEETING: ZBA Appeal No. 21.02, Lot 72-004-737-015-0000, 900 St. Lawrence Ave., (Nick Skalsky). (*Meeting held virtually with Microsoft Teams, audio only. Phone #: +1 269-218-1875, Phone Conf. ID: 804 158 247#*).

DATE: Mar 22, 2021.

MEMBERS PRESENT: Mike Briggs, Jim Lippert, Mary Jo Oppy, & Barb Stauffer.

MEMBERS ABSENT: Jim Thorburn (Excused), John Klein (Excused).

OTHERS PRESENT: Jason Jansen (Bldg. & Zoning Adm.), Kathleen Patchin (GT Clerk) & 2 Citizens.

MEETING OPENED: 10:00 a.m. by Acting Chair Briggs.

PLEDGE TO FLAG: Completed.

WELCOME & COMMENTS: Briggs provided general comments on the hearing process.

REVIEW & APPROVAL OF GTZBA 21.01 MINUTES: Motion by Stauffer, seconded by Lippert to ***“approve the minutes of GTZBA-21.01 held Feb 1, 2021.”*** Motion carried (4-0).

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

COMMUNICATIONS RECEIVED: Letters were received that fully supported the variance request from Glen Miller, Lowell Rollins, Brian Steer, and Charles & Betty Tomezak . Another letter was received from Gary Maxey that expressed concerns of the impact of such buildings in the area. Lori Andrews provided comments via phone in support of the variance.

APPEAL NO. 21.01: Briggs read the appeal from Mr. Skalsky (owner/applicant) requesting a variance to construct a 33' x 20' (660 square feet) addition to his existing 40' x 30' (1200 square feet) pole barn. Note, this is an updated dimension (increased square footage) to the initial application that requested a variance for a 30' x 20' (600 square feet) addition. The total foot print of all the existing accessory structures, to include this pole barn, is 1984 square feet. The total foot print of the existing accessory structures with the proposed pole barn addition would be 2644 square feet, thereby 644 square feet over the allowed 2000 square feet as specified in the GT Zoning Ordinance (GTZO), Article 20 (*Supplemental Provisions*), Section 20.8(E2) (*Accessory Uses, Buildings, and Structures; Area and Lot Coverage*) which states a “maximum accessory building and structures with a lot size of 25,001 square feet to one acre shall not exceed 2000 square feet.” Briggs, Lippert, and Stauffer confirmed that they conducted a site visit prior to this meeting, and the seven standards and applicant’s written responses were then read into the record. The applicant answered questions and discussed the variance requested with the Board. The applicant stated the reason for wanting to build the addition is to store a 28’ pontoon on a trailer that could be maneuvered easier into and out of the building with the other items stored inside. The five letters of communication received were read into the record, and one caller provided comments and questions to the Board via phone. The open portion of the meeting was then closed and the Board further reviewed the applicant’s responses to the seven standards. Upon review of the applicant’s information, pertinent GTZO Articles, and further discussion, the Board entertained a motion based on the following considerations that Standards #1, #6, & #7 of the “Seven Standards” were not satisfied. The current orientation of the existing pole barn does not facilitate easy access into and out of the building for the size boat on its trailer, with the other items in it. However, it does not prohibit it the desired boat & trailer from being put into the building. There are also other

options of renovation to the grounds and or building that could be made within the GTZO specifications that would mitigate the problem. The Board recognizes the desire of the applicant to have a structure large enough to store all the items he desires inside, but it does not consider the rationale and circumstances for granting this variance as sufficient justification to meet Standards #1, #6, or #7.

A motion was then made by Stauffer, and supported by Lippert as follows:

“Move to deny the variance submitted by the applicant Nick Skalsky at 900 St. Lawrence Ave, Roscommon, MI as requested to build a 33’ x 20’ addition to his pole barn as it does not satisfy the Seven Standards #1, #6, & #7.”

VOTE RESULTS: Briggs, Lippert, and Stauffer voted yea for the motion to deny the variance, Oppy voted in opposition of the motion. Motion carried (3-1).

OTHER BUSINESS: None.

MEETING CLOSED: Motion by Oppy, seconded by Stauffer to ***“move to close the meeting.”*** Motion carried (4-0), Meeting closed at 11:00 a.m.

Michael B. Briggs, Chair (Acting)

Date Approved