

2020/10/12/2020
20.03

GERRISH TOWNSHIP ZONING BOARD OF APPEALS (GTZBA) MINUTES

MEETING: ZBA Appeal No. 20.03, Lot 72-004-611-040-0000, 116 Frosty Lane. (Derrick Long)
DATE: Aug 10, 2020.
MEMBERS PRESENT: Mike Briggs, John Klein, Walt Mikula, Barb Stauffer (Alt), & James Thorburn.
MEMBERS ABSENT: None (1 vacant position formerly held by Thomas Kizer).
OTHERS PRESENT: Jason Jansen (Pldg & Zoning Adm.), Derrick & Katherine Long (App's), 14 Citizens.
MEETING OPENED: 10:00 a.m. by Chair Thorburn.
PLEDGE TO FLAG: Completed.

REVIEW & APPROVAL OF GTZBA-20.01 & 20.02 MINUTES (Mtgs held MAR 16, 2020): Motion by Briggs, seconded by Klein to *"approve the minutes of GTZBA-20.01 & 20.02 held Mar 16, 2020."* Motion carried (5-0).

WELCOME & ANNOUNCEMENTS: Thomas Kizer resigned from the GTZBA after many years of service, effective Jul 22, 2020. Gerrish Township will post the vacancy announcement publicly to fill this seat.

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

COMMUNICATIONS RECEIVED: Letters were received from Michael & Martha Johnson supporting the variance, and from David & Connie Katt, Dan & Cindy Newman, Terry & Laura Coveart, David & Marjorie Stoutenburg, Emanuel Mifsud, Steve & Donna Ament, Cynthia Boyd, and Mark Hambaum (on behalf of several Sunrise Heights Association members) opposing the variance. These letters are on file with Gerrish Township. In addition, several citizens in attendance provided verbal comments opposing the variance.

APPEAL NO. 20.03: Chair Thorburn read the appeal to replace the owners/applicants (Derrick & Katherine Long) existing dwelling with a new 28' x 50' two-story dwelling and basement on their property at 116 Frosty Lane (Lot 72-004-611-040-0000) in the Sunrise Heights Subdivision. Gerrish Township Zoning Ordinance (GTZO), *Article 3, Table 3-4 (Site Development Requirements)* specifies that the maximum lot coverage by the structures is 25% of the property size. The lot size of this property is 7799 square feet, and 25% of this is 1950 square feet. The total footprint of the proposed new structure and existing garage is 2214 square feet, covering 28% of the lot, thereby 3% over that allowed by the GTZO. The Board reviewed and discussed the seven standards and the applicants written responses. The applicants answered questions and clarified their written responses. The communications received were read into the record, and additional comments were provided by some of the attendees. All of the Board members acknowledge they had visited the site prior to this hearing. The open portion of this hearing was then closed, and the Board further reviewed and discussed the seven standards. The Board agreed the materials and responses submitted by the applicant do not meet the criteria required for approving the variance for four of the seven standards. A motion was then made by Thorburn, and seconded by Stauffer as follows:

"Motion to deny the variance. The request does not meet the criteria of insurmountable problems with lot size, lot dimension, shape or location. The request does not meet standards 1, 2, 6, and 7,"

VOTE RESULTS: Briggs, Klein, Mikula, Stauffer, and Thorburn voted to approve the Motion to deny the variance. Motion carried (5-0).

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OTHER BUSINESS: None.

MEETING CLOSED: 11:18 a.m.

Michael B. Briggs
Michael B. Briggs, Secretary (Acting)

10/12/2020
Date Approved