

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

**MEETING:** ZBA Appeal No. 21.04, Lot 72-004-003-012-0085, 2606 W. Sunset Dr. (Kevin Butzin).  
**DATE:** Jun 7, 2021.  
**MEMBERS PRESENT:** Mike Briggs, John Klein, Jim Lippert, Jim Thorburn, & Barb Stauffer.  
**MEMBERS ABSENT:** None.  
**OTHERS PRESENT:** Jason Jansen (Bldg. & Zoning Adm.), Brenda Burkett (Zoning Spec.), & 4 Citizens.  
**MEETING OPENED:** 10:00 a.m. by Chair Thorburn.  
**PLEDGE TO FLAG:** Completed.

**REVIEW & APPROVAL OF GTZBA 21.03 MINUTES:** Motion by Stauffer, seconded by Klein to ***“approve the minutes of GTZBA-21.03 held Apr 19, 2021.”*** Motion carried (5-0).

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

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

**COMMUNICATIONS RECEIVED:** None.

**APPEAL NO. 21.04:** Thorburn read the appeal filed by Hagerman Construction on behalf of Mr. Kevin Butzin (owner) requesting a variance to construct a 36' x 40' pole barn on the northwest corner of his lot in a in a Low Density Residential (R-2) zoned district with a proposed 15' side and 25' rear yard setbacks. The Gerrish Township Zoning Ordinance (GTZO) Article 3 (*Zoning Districts, Regulations, and Map*), Footnote for Table 3-4 (*Site Development Requirements*) specifies that the required setbacks for this property are 20' for side yards and 25' for rear yards in this district, thereby deficient 5' for the side yard and 10' for the rear yard. All members confirmed they had visited the site and had no conflict of interest. The seven standards and applicant's written responses were then read into the record. The applicant answered questions and discussed the variances requested with the Board. No communications were received from the public. Mr. Daniel Benson, owner of the east adjacent property provided comments in support of the proposed variance. 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 considerations that included the following:

- all seven standards were met;
- proximity issues with the septic system drain field (applicant was unsure exactly where the elements of the drain field are located, and may be such that would enable the building to be placed within the current GTZO yard setback standards);
- sloping topography of property of the northeast corner has a steeper grade that would have drainage issues, require significantly altering the landscape for the pole barn to be level, and necessitate a second driveway on the east side of the property whose access onto and off the road would be unsafe due to the downhill slope; and
- pole barn size (32' x 40' vice 36' x 40') and walk door placement (side vice front) options that would minimize the impact on neighboring lots.

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

***“Move to approve a 1’ side yard and 10’ rear yard variance on the northwest corner of the property owned by Kevin Butzin at 2606 W. Sunset Dr, Roscommon, MI 4853 to construct a pole barn as proposed within the Gerrish Township Zoning Ordinance specifications as it meets the seven standards.”***

**VOTE RESULTS:** Briggs, Klein, Lippert, Thorburn, and Stauffer voted yea for this motion to approve the variance with the specified setback conditions. Motion carried (5-0).

**OTHER BUSINESS:** Thorburn discussed the GTZO standards of how to establish the lakefront setback of an existing dwelling. This process was recently clarified in the GTZO Article 3, Footnotes for Table 3-4, Section 3 that was amended on Feb 11, 2020.

**MEETING CLOSED:** Motion by Briggs, seconded by Lippert to ***“adjourn the meeting.”*** Motion carried (5-0). Meeting closed at 11:30 a.m.

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Michael B. Briggs, Secretary

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Date Approved