

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

**MEETING:** ZBA Appeal No. 23.04, Lot 72-004-282-039-1000, 203 Dorothy Dr., Roscommon, MI 48653 (Mr. & Ms. Brian & Annie Teltow).  
**DATE:** Apr 24, 2023.  
**MEMBERS PRESENT:** Jim Barnwell (1<sup>st</sup> Mtg), Mike Briggs, Mary Jo Oppy, & Barb Stauffer.  
**MEMBERS ABSENT:** John Klein, Jim Lippert, & Jim Thorburn (All Excused).  
**OTHERS PRESENT:** 4 Citizens.  
**MEETING OPENED:** 10:05 a.m. by Acting Chair Briggs.  
**PLEDGE TO FLAG:** Recited.

**AGENDA CHANGES:** None.

**REVIEW & APPROVAL OF GTZBA 23.03 MINUTES:** Motion by Oppy, seconded by Stauffer to ***“approve the minutes of GTZBA-23.03 held Mar 27, 2023.”*** Motion carried (3 yea, 1 abstain (Barnwell), 0 nay).

**WELCOME & COMMENTS:** Briggs welcomed Jim Barnwell (recently appointed GTZBA Alternate member) and provided general comments on the hearing process.

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

**COMMUNICATIONS RECEIVED:** Two letters of communication were received from the following residents (neighbors): Mr. & Ms. James & Kimberley Dye (opposed); and Mr. & Ms. Robert & Monica Zielinski (in support).

**APPEAL NO. 23.04:** Briggs opened the hearing and read the appeal filed by Mr. & Ms. Teltow for their property at 203 Dorothy Dr., Roscommon, MI 48653 (Parcel No. 72-004-282-039-1000). They appeared before the GTZBA to request a variance to construct a 36' x 56' pole barn with a 10' x 56' covered porch and overall height of 22' 4", in a R-4 (*Residential High Density*) Zoning District on a lot that is 26,825 square feet. The proposed pole barn would be 2,016 square feet, and the covered porch 560 square feet. Per the GT Zoning Ordinance (GTZO), Article 20 (*Supplemental Provisions*), Section 8 (*Accessory Uses, Buildings, and Structures*), Sub-section E (*Area and Lot Coverage*), Paragraph 2 (20.8.E2), allows up to 2,000 square feet. The existing garage (396 square feet) and proposed 36' x 56' (2,016 square feet) pole barn with a 10' x 56' (560 square feet) covered porch would be 2,972 square feet, deficient by 972 square feet. GTZO Sub-section 20.8.D2 (*Height*) specifies the maximum height for this property is 21', thereby deficient by 1' 4". The Seven Standards and the applicant's written responses were read into the record, as well as the two letters of communications received. The owners (applicants) answered questions and discussed the variances requested with the Board. Public comments were made by Mr. & Ms. Zielinski in support of the requested variances. All members confirmed they visited the site prior to this meeting. The open portion of the meeting was then closed and the Board further reviewed the owner'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:

- The total footprint of all buildings including the proposed addition meets the less than 25% maximum lot coverage allowed;

- The location of the proposed pole barn is on a previously vacant lot that the applicants recently joined to their existing property that includes a dwelling and garage. The entire property is level wooded area does not have practical difficulties associated with it (e.g., terrain or drainage problems) that limit it to a particular location or size, and in particular requiring a larger structure. Hence, their request does not meet Standard No. 1 of the Seven Standards;
- The purpose and size of the proposed pole barn is to be used to store personal items and a full-sized Recreational Vehicle (RV). The applicants stated they are now aware that there is a smaller size 12' door that can be used that would allow for the pole barn to be built within GTZO height standards that would enable use with their RV, vice the requested deficient pole barn height to accommodate a 14' door. Their current garage is not large enough to use for the RV and store other additional items;
- The applicants stated they intend to build a larger dwelling with an accessory structure for their retirement residence on an adjacent property in the near future;
- The applicants have owned and used their current property denoted in their application for over 8 years and can still build a substantial additional sized accessory structure that meets the GTZO standards for their use. Hence, they have not been, nor would be unreasonably prevented from using their property for the permitted purpose with the current structures, and adding an additional structure on it within the GTZO standards. Therefore, their request does not meet Standard No. 6 of the Seven Standards; and
- The applicants have requested a size variance of 972 square feet, approximately 50% more than the GTZO standard based on their personal preference to store more things. This sole rationale for exceeding GTZO standards is not unique from any other Gerrish Township resident desires that are constrained by the GTZO (that is supported by the GT Master Plan), nor sufficient alone to justify any size variance for this property. They can still increase their accessory storage capacity four-fold within the current GTZO standards. Therefore, their request does not meet Standard No. 7 of the Seven Standards.

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

***“Move to deny the requested variance to build a 36’ x 56’ pole barn with a 10’ x 56’ covered porch as requested by the owners Mr. & Ms. Brian & Annie Teltow for their property located at 203 Dorothy Dr., Roscommon, MI 48653 (Parcel No. 72-004-282-039-1000) as submitted in their application (dated Feb 13, 2023) based on the findings contained in the minutes of Apr 24, 2023 as it does not meet Standards 1, 6, & 7 of the Seven Standards.”***

Barnwell, Briggs, Oppy, and Stauffer voted yea for this motion to deny the variances, no one voted nay. Motion carried (4-0). The applicants were notified and given a formal letter of this decision and were informed of the steps they can take to appeal this decision if desired.

**PUBLIC COMMENT:** None.

**OTHER BUSINESS:** None.

**MEETING CLOSED:** Meeting closed at 11:42 a.m.

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Michael B. Briggs, Secretary

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Date Approved