

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

MEETING: ZBA Appeal No. 23.07, Lot 72-004-135-002-0000, 4889 Flynn St., Roscommon, MI 48653 (Mr. & Ms. Timothy & Pamela Purman).
DATE: Jul 24, 2023.
MEMBERS PRESENT: Mike Briggs, Jim Lippert, Mary Jo Oppy, Jim Thorburn, & Barb Stauffer.
MEMBERS ABSENT: None.
OTHERS PRESENT: Jason Jansen (GT Bldg. & Zoning Administrator [GTBZA]), & 2 Citizens.
MEETING OPENED: 10:02 a.m. by Chair Thorburn.
PLEDGE TO FLAG: Recited.

AGENDA CHANGES: None.

REVIEW & APPROVAL OF GTZBA 23.06 MINUTES: Motion by Stauffer, seconded by Oppy to ***“approve the minutes of GTZBA-23.06 held Jul 24, 2023.”*** Motion carried (5-0).

WELCOME & COMMENTS: Chair Thorburn 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: Four letters of communication were received from the following residents and neighbors: three supporting the variance from Rob Siemens, Suzanne & Ronald Brewer, & Dainya & Micah Lestock; and one opposed from K. Sivier.

APPEAL NO. 23.07: Thorburn opened the hearing and reviewed the appeal filed by Mr. & Ms. Timothy & Pamela Purman, owners/applicants for their property at 4889 Flynn St., Roscommon, MI 48653 (Parcel No. 72-004-135-002-0000). They appeared before the GTZBA to request a 6’ variance between buildings to place a 12’ x 24’ pre-built shed behind their existing garage. Per the GT Zoning Ordinance (GTZO), Article 20 (*Supplemental Provisions*), Section 8 (*Accessory Uses, Buildings, and Structures*), Paragraph C-3 (*Placement/Setbacks*), “In no case shall a detached accessory building be located within ten (10) feet of another building.” The proposed distance between the garage and shed is 4’, deficient by 6’. The Seven Standards and the applicant’s written responses were read into the record. Four letters of communications were received. The applicants answered questions and discussed the variance requested with the Board. No Public comments were made. All members confirmed they visited the site prior to this meeting, with the exception of Oppy whom was shown pictures of the property and proposed build site at 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 shape and sloping yard of the property limit where a shed could be located. The flat area on the east side of the house facing W. Higgins Lake Dr. is not within the front/side yard setbacks requirements due to being a corner lot. The area behind the house (south side is a steep slope yard), and the area to the west side between the house and garage is where the septic tank and drain field is located. The propose location of the shed behind the garage (south side) is within setback standards. Hence, satisfying Standard 1;

- The applicants purchased the residence with the buildings (residence and garage) located in on the current footprints, hence satisfying Standard 2;
- The location of the proposed shed is hidden from the road and two adjoining backyard neighbor properties that meet near this location in a wooded area are unlikely to be developed due to the sloping terrain and distance from their existing dwellings and accessory structures, thereby satisfying Standard 3 & 4;
- The proposed shed is consistent in design and conforms with the neighboring residences, thereby satisfying Standard 5; and
- The proposed shed placement is within the side-yard setbacks.

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

“Move to approve the requested 6’ variance between buildings as proposed by the owners/applicants Mr. & Ms. Timothy & Pamela Purman for their property located at 4889 Flynn St., Roscommon, MI 48653 (Parcel No. 72-004-135-002-0000) as submitted in their application (dated Jul 6, 2023) based on the findings contained in the minutes of Aug 14, 2023 as it meets all Seven Standards.”

Briggs, Oppy, Stauffer, and Thorburn voted yea, and Lippert voted nay. Motion carried (4-1). The applicant was notified and given a formal letter of this decision and was informed of the steps others can take to appeal this decision if desired.

PUBLIC COMMENT: None.

OTHER BUSINESS: None.

MEETING CLOSED: A motion was made by Thorburn, and supported by Briggs to adjourn meeting. Motion carried (5-0). Thorburn closed meeting at 11:07 a.m.

Michael B. Briggs, Secretary

Date Approved