

PENTWATER TOWNSHIP
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ZONING BOARD OF APPEALS

May 24, 2016

CALL TO ORDER

Jean Russell called the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

Recited

ROLL CALL

Paula DeGregorio Present

Dan Kelly Present

Jean Russell Present

Mike Flynn Present

Randy Hepworth Present

Keith Edwards the Zoning Administrator was present at the meeting.

APPROVAL OF AGENDA

Keith Edwards noted it would be better to do the New Business before doing the Old Business. Jean Russell made a motion to approve the Agenda with the changes and Dan Kelly seconded. All ayes and Agenda was approved.

APPROVAL OF MINUTES FROM MEETING HELD ON MARCH 1, 2016

A motion was made by Paula DeGregorio to approve the minutes as written and Mike Flynn seconded. All ayes and the minutes were approved.

NEW BUSINESS

A request at Property ID#64-001-550-002-00, Pentwater Heights Subdivision at 5387 W. Lakeview Drive. Douglas Taylor would like a variances to locate a detached accessory building. See attached request for variances requested. Jean Russell asked Keith Edwards for any responses from people living within 300 ft. of said request. Per Keith Edwards he received one response from John Kraus stated it was ok.

Jean Russell opened the meeting to the Public for any further comments. A neighbor Carol Kitt stated having the shed will make it look nicer. Paula DeGregorio stated there is no access from Monroe. Dan Kelly stated he does not think we should approve this variance due to the fact the shed was placed before any permits were issued. Mike Flynn stated the entrance on Lakeview is not very wide and if cars parked it is hard to get thru the area when said garage and shed are placed. Per Keith Edwards there is a sign posted NO PARKING ON SIDE OF ROAD. Mike Flynn asked Keith Edwards how do you handle it if something placed on property without a permit? Another neighbor stated the shed would be easier to access if it is placed where it is now. A question came up about postponing the request until suggestions are looked into for different placements for the shed. The next meeting is June 21, 2016. Jean Russell closed the Public Hearing at 7:22 Pm.

Jean Russell read SECTION 18.08 REVIEW STANDARDS FOR VARIANCES. See attached for wording.

The Public Hearing was reopened at 7:35 to ask a few more questions regarding placement of the Accessory Building. The owner stated it would be hard to place it in a different area. A neighbor Carol Kitt again stated it was not done purposely. The planning commission has decided to postpone the request until other options are presented. A motion was made for Douglas Taylor to postpone a decision until June 21, 2016 at 7 pm and to return the request to the ZBA in consideration of other with other possible options of where to place the Accessory Building. Mike Flynn seconded and a roll call vote was taken.

ROLL CALL VOTE

Randy Hepworth	Yes
Mike Flynn	Yes
Jean Russell	Yes
Dan Kelly	Yes
Paula DeGregorio	Yes

This subject will be addressed at the June 21, 2016 Annual meeting.

Variance requests for Property ID#64-001-280-007-00, Hebblewhite Subdivision of Singing Sands, - a.k.a. 9335 Montgomery Blvd. by Robert Russell. He is asking for several variances to construct an extension to an existing deck and fence within the rear (road side) setback and construct two small detached accessory buildings, one in the rear (road side) setback and one in the side setback. Jean Russell asked Keith Edwards for comments from property owners within 300 feet of said property.

- Silence Andrews In Favor
- Robert Cornelissen In Favor
- Patricia Stierle In Favor (Owns Two Properties)
- Robert Russell In Favor
- Donna Gutek In Favor
- Alyce Switzer In Favor
- F. P. Johnson In Favor

Keith Edwards had drawings of the requests presented to him. A lengthy discussion was held regarding the requests. Jean Russell closed the Public Hearing was closed at 8:55 Pm. Jean Russell read Section 18.08 REVIEW STANDARDS FOR VARIANCES. It was decided to vote on for each Variance separately. See below for Variance 1, 2 and 3 voted on one at a time.

1. An eleven foot (11') variance to extend a covered deck into the required rear (Street side) setback area, per section 3.07.B.2.d.

ROLL CALL VOTE

- Randy Hepworth Yes
- Mike Flynn Yes
- Jean Russell Yes
- Dan Kelly Yes
- Paula DeGregorio No

Per Jean Russell approved 4 yes votes 1 no vote.

2. A two foot, two and one half inch (2'2 ½") variance for the height of a privacy fence to be extended next to the deck in the rear (street side) setback area which cannot be more than 50% solid, per section 3.11.B.2.b.

ROLL CALL VOTE

Randy Hepworth Yes

Mike Flynn Yes

Jean Russell Yes

Dan Kelly Yes

Paula DeGregorio Yes

Per Jean Russell approved, all voted in favor.

3. A ten foot (10') variance for locating a detached accessory building of 4'x 15.5' (62 sq. Ft.) adjacent to the main building in the rear yard (street side), per section 3.08.E.1.

ROLL CALL VOTE

Randy Hepworth Yes

Mike Flynn Yes

Jean Russell Yes

Dan Kelly Yes

Paula DeGregorio Yes

Per Jean Russell approved, all voted in favor.

Per Robert Russell he withdrew request for variances 4, 5 and 6.

OLD BUSINESS

Per Keith Edwards he would like the Zoning Commission to review the Pentwater Zoning Board of Appeals By-Laws and Rules of Procedure. Keith Edwards stated the Draft presented tonight will conform to the Planning Commission. Keith Edwards would like to get these updated and voted on at the Zoning Commission meeting on June 21, 2016.

ADJOURN

Mike Flynn made a motion to adjourn and Dan Kelly seconded. The meeting adjourned at 10:05 Pm.

*Respectfully submitted by,
Janet K. Schomberg, Recording Secretary*

Date: June 4, 2016

Approved by the Zoning Board of Appeals on June 21, 2016.

Paula DeGregorio, Secretary