

**PENTWATER TOWNSHIP
327 SOUTH HANCOCK
P.O. BOX 512
PENTWATER, MICHIGAN 49449
ZONING BOARD OF APPEALS MEETING**

May 16, 2017

Jean Russell called the meeting to order at 7:00 pm. The Pledge of Allegiance was recited. Jean Russell asked for roll call

ROLL CALL

Randy Hepworth	Present
Stanley Roose	Present
Jean Russell	Present
Mike Flynn	Present
Paula DeGregorio	Present

Keith Edwards the Zoning Administrator was present at the meeting

APPROVAL OF MINUTES

Jean Russell asked for approval of the minutes from the September 22, 2016 meeting. Jean Russell asked for any additions or corrections. Stanley Roose stated there was a spelling error on Page 3. Stanley Roose made a motion to accept the minutes with the added corrections. Mike Flynn seconded. All ayes and the minutes were approved.

APPROVAL OF AGENDA

Jean Russell made a motion to approve the Agenda and Mike Flynn seconded all ayes and the Agenda was approved as written.

OLD BUSINESS - None

NEW BUSINESS

This Public Hearing is for variance requests submitted by Ian Daykin requesting a two-story deck. Specifically, a 3.7-foot variance for the proposed upper deck and 13.7-foot variance for the covered lower deck that encroaches upon the front setback. Unenclosed and uncovered decks may encroach upon the required front setback by up to 10 feet in accordance with Section 3.07.B,1. a and 3.07.B.3 of the Pentwater Community Zoning Ordinance The applicant is proposing that the two-story deck would be setback 16.3 feet from the front lot line.

Jean Russell asked for any questions from the Zoning Board. Stanley Roose asked if the decking was all around the house. Jean Russell stated it was a Non-Waterfront Property. Jean Russell then asked Keith Edwards for any comments from people living within 300 feet of said request. Listed below are the letters Keith Edwards received:

William Walker - 9481 Montgomery	Did Not Support
Nancy Zelinski – 9455 Montgomery	Does Support
Eugene Jankowski – 9420 Montgomery	Did Not Support
James Humphries - 9454 Montgomery	Did Not Support

Ian Daykin apologized for the problems he caused. When he drew up the plans he thought everything was ok and proceeded.

Randy Hepworth stated it keeps in line visually with all the immediate neighbors.

Jean Russell closed the Public Hearing at 7:50 pm.

Jean Russell went over the Review Standards Section 18.08 in the Zoning Ordinance. There was some discussion over the existing setbacks of neighboring properties and the line of site from neighbor's homes to views of Lake Michigan. Jean Russell asked for a motion. Randy Hepworth made a motion to approve the variance requests with a condition of proposed cable railing as Mr. Daykin illustrated at the meeting. Mike Flynn seconded. Jean Russell called for a Roll Call Vote.

ROLL CALL VOTE

Paula DeGregorio	Yes
Randy Hepworth	Yes
Stanley Roose	Yes
Jean Russell	Yes
Mike Flynn	Yes

The variance requests were approved by five (5) yes votes and zero (0) no votes.

Mike Flynn made a motion to adjourn and Randy Hepworth seconded. All ayes and the meeting adjourned at 8:01 pm.

Respectfully submitted by,

May 22, 2017

Janet K. Schomberg, Recording Secretary

Date

Approved by the Zoning Board of Appeals on December 21, 2017

Paula DeGregorio, Secretary