

PENTWATER TOWNSHIP
Zoning Board of Appeals Meeting

AGENDA
500 N. Hancock St., Pentwater, MI
Tuesday, September 13, 2022 @ 7:00 pm in-person

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Roll Call.**
4. **Approval of the Agenda.**
5. **Approval of the minutes of the May 12, 2022 meeting.**
6. **Old Business: None**
7. **New Business:**

A. 5055 Smuggler’s Pass, Property ID No. 64-001-361-013-00, Lot 13 of the Long Bridge East Subdivision.

The applicant seeks to construct a detached Accessory Building in the front yard between the house and road called Smuggler’s Pass. Section 3.08, paragraph H, subparagraph 2.a. requires that the lot have a depth of not less than 250 feet, where the subject lot is a maximum of 227.4 feet in depth. Therefore, a variance of 22.6 feet is requested.

B. 5293 W. Monroe Road. Property ID No. 64-001-550-047-00, Lot 47 of the Pentwater Heights Subdivision.

The applicant seeks to construct a five (5) foot by forty (40) foot deep permanent dock at his waterfront home also known as 5293 W. Monroe Road. The existing lot and configuration of the existing building does not qualify the lot as a “Waterfront Access Parcel” in accordance with Section 3.31.A et seq. Specifically, the applicant seeks variances from:

- a. Section 3.31.A.1: the property must have a minimum of 66 feet of frontage on Pentwater Lake where only 58.75 feet exists, thus a variance of 7.25 feet is requested;
- b. Section 3.31.A.2: the property must contain a minimum of 8,000 sq. ft., where only 4,700 sq. ft. exists, thus a variance of 3,300 sq. ft. is requested;
- c. Section 3.31.A.2: The existing home is 22 feet from the water’s edge, where 30 feet is required, thus a variance of 8 feet is requested; and,

- d. Section 3.31.A.4: The existing building occupies 46 feet of the 58.75 wide waterfront portion of the property, where only 29.375 feet is allowed, thus a variance of 16.625 feet is requested.

8. Public Comment.

9. Adjourn.