

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS SPECIAL MEETING & PUBLIC HEARING
THURSDAY, AUGUST 7, 2014 AT 11:00 AM
ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING**

Members Present: Charles Freese, Ralph Hemmer, John Moore, Chris Brown, Mary Street

Members Absent: None

Others Present: Steve Schnell, Kim Pappas, Howard Barriger, Roberta Matelski, Tony Matelski, Sarah Ross, Bud Darnell, Matt Friday, Ron Neuman

The meeting was called to order by Chairperson Freese at 7:00pm.

PLEDGE OF ALLEGIANCE

Chairperson Freese led the Pledge of Allegiance.

APPROVAL OF AGENDA

The agenda was presented. **Motion** by Mr. Hemmer, seconded by Mr. Brown, to accept the agenda as presented. Motion carried unanimously.

PUBLIC HEARING & ACTION ON REQUESTS

DDC of Cheboygan LLC/Barriger Builders – Requests a 12ft. rear setback variance for an addition to an assisted/independent living facility as reviewed under Section 9.3.14 (nursing/convalescent homes) in an Agriculture and Forestry Management (M-AF) zoning district. The property is located at 11964 Townline Rd., Inverness Township, Section 1, parcel #091-001-400-004-00. A 30 ft. rear setback is required in this zoning district.

Mr. Schnell stated this is a rear setback variance request and explained that the rear setback requirement is 30ft. and not 40ft. as noted on the site plan. Mr. Schnell stated the addition will be located 18ft. from the rear property line. Mr. Schnell stated at a later date the addition to the assisted living facility will be reviewed by the Planning Commission. Mr. Schnell stated a public well was originally planned for this site but after construction had started arrangements were made with the city regarding water and sewer. Mr. Schnell stated this is a minor addition and there may be additional plans for the future. Mr. Schnell reviewed the location of the addition. Mr. Schnell referred to the Future Land Use Map and noted that this area is designated as Commercial Office Research and would require a lesser rear setback.

Ms. Pappas stated she is the manager at The Brook Retirement Community. Ms. Pappas stated that Howard Barriger is the project manager and Sarah Ross is the civil engineer. Ms. Pappas stated The Brook Retirement Communities started 12 years ago and is an independent and assisted living facility. Ms. Pappas stated there are 20 independent living apartment and 22 assisted living apartments. Ms. Pappas presented a virtual tour of The Brook Retirement Community. Ms. Pappas stated the northwest end is where the two units will be constructed.

Mr. Barriger explained that there is an addition proposed for the northwest corner and also for the southwest corner. Mr. Barriger stated the 4 bay garage will have to be removed. Mr. Barriger stated the facility is full and there is a waiting list. Mr. Barriger stated in order to accommodate the community the owners had to consider an expansion. Mr. Barriger stated that originally the building was planned to run north and south but based on the sustainable buffer zone for the type I well the direction of the building was changed to run east and west. Mr. Barriger stated after construction started the DEQ said they would not allow the type I well as city water was available. Mr. Barriger stated there was no phase 2 to this building but because of the demand the owners have put together this plan to accommodate the community.

There was no correspondence to be read. Mr. Freese asked for public comments. Mr. Darnell stated The Brook has been a godsend to the community. Mr. Darnell stated this is a growing market. Mr. Darnell commended The Brook and Ms. Pappas on running a first class facility. Mr. Darnell stated that he hopes the owners purchase the adjacent lot and build another facility. Mr. Friday, Cheboygan Area Chamber of Commerce, stated this facility is an incredible asset to our community. Mr. Friday stated that this facility provides an excellence service to the community and is a top notch facility. Mr. Friday stated that there is additional demand and we need to do everything we can as a community to welcome this project. Mr. Friday stated this project will also put local contractors to work. Supervisor Neuman stated Inverness Township supports The Brook and noted that they have done an excellent job in the past. Supervisor Neuman stated Inverness Township supports this project. Supervisor Neuman stated this is a great addition to the community. Public comment closed.

The Zoning Board of Appeals revised and approved the General Findings and the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Mr. Moore, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

No comments.

ZBA COMMENTS

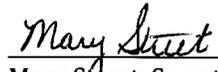
No comments.

PUBLIC COMMENTS

No comments.

ADJOURN

Motion by Ms. Street, to adjourn. Motion carried. Meeting adjourned at 11:28pm.



Mary Street, Secretary