

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING**  
**WEDNESDAY, DECEMBER 23, 2015 AT 7:00PM**  
**ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING**

**Members Present:** Charles Freese, Ralph Hemmer, John Moore, Mary Street, John Thompson

**Members Absent:** None

**Others Present:** Scott McNeil, Carl Muscott, Eric Boyd, Tony Matelski, Carol Sherwood.

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. Moore, seconded by Mr. Hemmer, to accept the agenda as presented. Motion carried unanimously.

**APPROVAL OF MINUTES**

Minutes from the November 25, 2015 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Moore, seconded by Mr. Thompson, to approve the minutes as presented. Motion carried unanimously.

**PUBLIC HEARING & ACTION ON REQUESTS**

**MATHEW T. WEBSTER/ HEWETT & SUE BROWN** - Requests 17.5ft. front setback variance for an addition to a dwelling in a Lake and Stream Protection (P-LS) zoning district. The property is located at 6503 Hillside Ave., Tuscarora Township, Section 24, parcel #161-129-000-037-00. A 30ft. front setback is required for the subject lot in this zoning district.

Mr. McNeil reviewed the site plan and noted that the request is for a 17.5 ft. front setback variance for an addition to a dwelling. Mr. McNeil explained that a 30ft. front setback is required for a non waterfront lot such as the subject in the Lake and Stream Protection zoning district.

Mr. Mathew Webster stated that the proposed addition will be used to bring the pottery activity to the home which is currently being conducted off site. Mr. Webster also stated that the addition will be farther from the road than the existing house.

Mr. Freese asked for public comments. There were no public comments. Public comment closed.

The Zoning Board of Appeals added the following to the General Findings:

7. The lot is a legal nonconforming lot.
8. The dwelling is in a subdivision which was established in the early 1900's in which virtually all dwellings do not meet setback requirements.
9. The dwelling is a legal nonconforming structure.

The Zoning Board of Appeals reviewed and approved the Findings of Face and the Specific Findings of Fact under Section 23.5.4. **Motion** by Ms. Street, 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**

The board discussed the need for better directions to the subject sites. Mr. Freese asked for a follow up on the temporary use allowed for a storage building which did not meet rear setbacks relative to construction of an addition to a dwelling

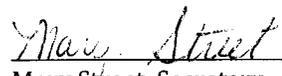
in Tower. Mr. McNeil stated that he would follow up. The board thanked Mary Street for her years of service. Mr. McNeil introduced Mrs. Carol Sherwood who will be replacing Mrs. Street.

**PUBLIC COMMENTS**

No comments.

**ADJOURN**

**Motion** by Mr. Moore to adjourn. Motion carried. Meeting adjourned at 7:10pm.

  
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Mary Street, Secretary