

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING  
WEDNESDAY, MARCH 27, 2013 AT 7:00 P.M.  
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:** Scott McNeil, Tony Matelski, Russell Crawford, Cheryl Crawford

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Minutes from the January 4, 2012 Zoning Board of Appeals meeting were presented. **Motion** by Ms. Street, seconded by Mr. Hemmer, to approve the minutes as presented. Motion carried unanimously.

**PUBLIC HEARING & ACTION ON REQUESTS**

**Debi Willey / Pines Cottages of Indian River LLC** - Requests a 19 ft. front setback variance for construction of a garage. The property is located at Prospect St, Tuscarora Township, Section 24, parcel #161-I31-006-005-00 and is zoned Commercial Development (D-CM). The zoning ordinance requires a 25 ft. front setback in this zoning district.

Mr. Freese stated that during the site visit he talked with Ms. Willey and informed her that it didn't appear there would be a favorable action on the request the way it was presented. Mr. Freese stated this is based on the lack of information on the second septic site which is at the northwest corner of the property. Mr. Freese stated the applicant does not know the exact location of the septic. Mr. Freese stated the applicant is not able to obtain this information through the District Health Department. Mr. Freese stated the applicant believes the septic at the northwest corner of the property was most likely built many years ago along with the house but is not sure that it actually exists. Mr. Freese stated he suggested to the applicant that she hire a contractor to probe the area to find out if there is a septic and whether or not it is active.

Mr. Brown asked if one septic is dedicated to the house and the other septic is dedicated to the cabins. Mr. Freese stated the applicant does not know as she recently purchased the property. Discussion was held. Mr. Brown suggested that the applicant find out the size of the newest drainfield and whether or not the size is suitable to handle the house and the cabins. Mr. Brown stated this may allow one of the drainfields to be abandoned.

Mr. Freese stated he applicant has asked that her request be tabled. **Motion** by Mr. Moore, seconded by Mr. Brown, to table the request until the April 24, 2013 Zoning Board of Appeals meeting. Motion carried unanimously.

**UNFINISHED BUSINESS**

Discussion was held regarding the Road Commission vacating Mack Avenue in Indian River.

**NEW BUSINESS**

No comments.

**ZBA COMMENTS**

No comments.

**PUBLIC COMMENTS**

No comments.

**ADJOURN**

**Motion** by Mr. Hemmer, to adjourn. Motion carried. Meeting adjourned at 7:13pm.

  
\_\_\_\_\_  
Mary Street, Secretary