

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING
WEDNESDAY, JANUARY 23, 2013 AT 7:00 P.M.
ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING**

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

Members Absent: Chris Brown

Others Present: Scott McNeil, Russell Crawford, Cheryl Crawford, Tony Matelski

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. Hemmer, to accept the agenda as presented. Motion carried. 4 Ayes (Freese, Hemmer, Moore, Street), 0 Nays, 1 Absent (Brown)

APPROVAL OF MINUTES

Minutes from the November 28, 2012 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Hemmer, seconded by Ms. Street, to approve the minutes as presented. Motion carried. 4 Ayes (Freese, Hemmer, Moore, Street), 0 Nays, 1 Absent (Brown)

PUBLIC HEARING & ACTION ON REQUESTS

Dave And Barb Travis/Van Pelt Construction - Requests a 560 square foot floor area variance to construct a 960 square foot addition (30ft. x 32ft.) to an existing 1,200 square foot private storage building (40ft. x 30ft.). The property is located at 8939 Silver Strand Road, Munro Township, Section 19, parcel number 080-019-100-001-03. The parcel is zoned Lake and Stream Protection (P-LS). A maximum floor area of 1,600 square feet for private storage buildings on two (2) acres or less of contiguous property under the same ownership is allowed in this zoning district.

Mr. McNeil stated this request is for a variance for a 2160sf private storage building as the ordinance limits private storage buildings to 1600sf. Mr. McNeil stated the Zoning Board of Appeals has heard this request and has made a finding in regards to contiguous property and the finding has resulted in the Planning Commission currently reviewing an amendment to change this regulation in accordance with the Zoning Board of Appeals finding. Mr. McNeil stated this variance request will still need to be reviewed by the Zoning Board of Appeals. Mr. Freese stated that on the previous agenda there should have been a request for a determination first and the variance request should have been second. Mr. Freese stated that legal counsel requested that this request be reviewed again by the Zoning Board of Appeals. Discussion was held.

There were no public comments.

Mr. Freese added the following to the General Findings:

6. The changes to the ordinance are in the process of being reviewed and approved by the Cheboygan County Board of Commissioners. This change will allow property on either side of a platted road to be added together for the purposes of determining acreage necessary for determining the size of a pole barn which is allowed.

The Zoning Board of Appeals reviewed and approved the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried. 4 Ayes (Freese, Hemmer, Moore, Street), 0 Nays, 1 Absent (Brown)

Michael Flisnick – Requests a 100 ft. front setback variance for a 640 square foot (20ft. x 32ft.) storage building. The property is located at 8150 S. Black River Road, Forest Township, Section 14, parcel number 231-014-200-012-00. The parcel is zoned Natural Rivers Protection (P-NR). A front setback of 200 feet is required in this zoning district.

Mr. McNeil stated this request is for a 100ft. setback variance for a parcel in the Natural Rivers Protection District. Mr. McNeil stated the applicant would like to construct an accessory building to the residence within 100ft. of the river. Mr. McNeil stated that the applicant is not at the meeting tonight.

Mr. Freese asked for public comments. There were no public comments. Public comment closed. There was no correspondence to be read.

Mr. Freese added the following to the General Findings:

6. The area between the proposed building site and the river is heavily forested with evergreens and the site is not visible from the river.
7. The proposed site is the only place on the property that is level that would be suitable for a storage building other than those closer to the river.

The Zoning Board of Appeals reviewed and approved the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Ms. Street, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried. 4 Ayes (Freese, Hemmer, Moore, Street), 0 Nays, 1 Absent (Brown)

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

No comments.

ZBA COMMENTS

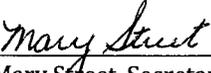
No comments.

PUBLIC COMMENTS

No comments.

ADJOURN

Motion by Mr. Hemmer, to adjourn. Motion carried. Meeting adjourned at 7:16pm.



Mary Street, Secretary