

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING**  
**WEDNESDAY, MARCH 22, 2017 AT 7:00PM**  
**ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING**

**Members Present:** Charles Freese, Ralph Hemmer, John Moore, John Thompson, Nini Sherwood  
**Members Absent:** None  
**Others Present:** Scott McNeil, John F. Brown, Russell Crawford, Cheryl Crawford, Carl Muscott, Cal Gouine, Steve Crusoe

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 January 25, 2017 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the minutes as presented. Motion carried unanimously.

**PUBLIC HEARING & ACTION ON REQUESTS**

**David Coombs** - Requests a 4ft. front setback variance to reconstruct a dwelling in a Lake and Stream Protection (P-LS) zoning district. The property is located at 4152 Agnes Road., Aloha Township, Section 2, parcel #140-002-100-004-00. A 40 foot front setback from the high water mark is required in this zoning district.

Mr. McNeil stated that Mr. Coombs is requesting a 4ft. front setback variance to replace a dwelling in its current location. Mr. McNeil stated that Mr. Coombs intends to keep a non-conforming deck at the front. Mr. McNeil stated that Mr. Coombs also intends to keep the fireplace located at the southwest corner of the dwelling. Mr. McNeil stated that the southwest corner of the dwelling is located 36ft. from the high water mark and the minimum requirement is 40ft. Mr. McNeil stated that Mr. Coombs is requesting a 4ft. variance.

Mr. Coombs stated that he bought this property approximately 4 ½ years ago. Mr. Coombs explained that there are unique roof lines on the dwelling that promote rot. Mr. Coombs stated that they originally intended to replace the roof and some windows, but the architect that they hired suggested tearing down the dwelling and bringing the dwelling up to code with heavier insulation. Mr. Coombs stated that they would like to retain as much of the existing foundation as possible. Mr. Coombs stated that they would also like to retain the fireplace which is approximately 100 years old. Mr. Coombs stated that he intends to keep the existing footprint and bring the dwelling up to code and make it more maintainable.

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

Mr. Freese stated that the parcel to the west is the public access to Long Lake and is quite a bit lower than Mr. Coombs property. Mr. Freese stated that Mr. Coombs also owns the two parcels to the east. Mr. Freese stated that if this variance is granted, it will not impede anyone’s view of the lake. Mr. Freese stated the dwelling is on higher ground and Mr. Coombs parcels are located on a promontory of high land which precludes any obstruction of view by property owners to the east. Mr. Freese stated that this parcel has unique physical properties.

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

7. The existing dwelling is a legal non-conforming structure.
8. The deck structure, which is proposed to remain, is approximately 27ft. from the high water line.
9. The property to the west is a public access to Long Lake owned by the DNR.
10. This parcel along with the two parcels to the east are all owned by the applicant and are located on a promontory of high land which precludes any obstruction of view by property owners to the east and the height of this parcel negates any view restrictions from the DNR public access property to the west.

The Zoning Board of Appeals reviewed and approved the Findings of Fact and 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 unanimously.

**UNFINISHED BUSINESS**

No comments.

**NEW BUSINESS**

No comments.

**ZBA COMMENTS**

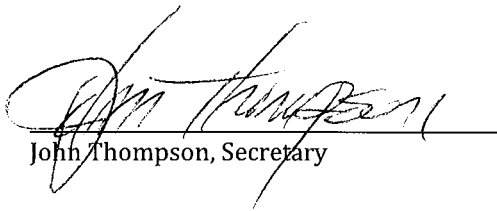
No comments.

**PUBLIC COMMENTS**

No comments.

**ADJOURN**

**Motion** by Mr. Hemmer to adjourn. Motion carried. Meeting adjourned at 7:27pm.



John Thompson, Secretary