

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING  
TUESDAY, MAY 29, 2018 AT 2:00PM  
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:** Jeff Lawson, Robert Lemon, Michael Turisk

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 April 25, 2018 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Hemmer, seconded by Mr. Thompson, to approve the minutes as presented. Motion carried unanimously.

**PUBLIC HEARING & ACTION ON REQUESTS**

**Robert Lemon/Robert Cattin** – Requests a 4ft. rear setback variance from the rear property line and a 4ft. rear setback variance from Giauque Beach Drive to construct a garage (24ft. x 34ft.) in a Lake and Stream Protection (P-LS) zoning district. The property is located at 676 Giauque Beach Drive, Mullett Township, Section 31, parcel #130-031-200-022-00. A 12 ft. rear setback from Giauque Beach Drive and the rear lot line are required in this zoning district.

Mr. Lawson reviewed information included in the staff report. Mr. Lemon stated he has nothing further to add.

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

Mr. Freese discussed the history of variance requests for the area along Giauque Beach Drive.

The Zoning Board of Appeals revised the following General Findings:

2. The abandonment of the railroad right of way, the acquisition by the DNR of a 20ft. corridor, the establishment of the MDNR/North Central State Trail, and the subsequent sale of the narrow strip of land on either side of the trail by the railroad to adjacent property owners has resulted in lakefront parcels divided by Giauque Beach Dr. with the narrow 40 ft. wide portion between the trail and Giauque Beach Drive.
8. Similar variances have been granted to a significant number of other property owners on Giauque Beach Drive for the same purpose. This is a situation that has resulted in the past and will continue to if variances are granted.”

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 Hemmer to adjourn. Motion carried. Meeting adjourned at 2:11 pm.



John Thompson, Secretary