

# Elk Rapids Township Zoning Board of Appeals

## Meeting Minutes – Tuesday, May 9, 2023 - APPROVED

The meeting of the Elk Rapids Township Zoning Board of Appeals was called to order at 3:00 PM at the Government Center, 315 Bridge St., Elk Rapids MI 49629.

**Roll Call/Present:** Julia Pollister Amos, Bob McCririe, Vince Cooper, Lisa Lundy, Zach Amos, and Dick Hults.

*(Quorum Established)*

**Absent:** John Conrad.

**Also Present:** Larry Nix, Township Zoning Administrator.

**Audience:** Sue and Leonard Myers, Elizabeth Andrews, Robin Osterhaven, Ed Glinski, builder.

**Statement of any conflicts of interest:** None.

**Adoption of Agenda:** Motion to adopt the May 9, 2023 meeting agenda.

**Motion:** Pollister Amos

**Support:** Cooper

**MOTION CARRIED**

**Approval of Minutes:** Motion to approve the March 14, 2023 meeting minutes.

**Motion:** Lundy

**Support:** Hults

**MOTION CARRIED**

**Public Forum:** None

**Public Hearing on ZBA-144:** Sue and Leonard Myers desire a front yard variance to construct a garage. The request is for a 15.0' variance from the front yard setback adjacent to Williams Drive property line for the construction of an attached garage. The property line is a front yard, and required setback is 50'. The request would provide a 35' front yard.

**The applicant/representative speaks on this request.** Builder Ed Glinski approached the microphone to ask if the board had any questions. No questions or issues from the board. The board commented that the application was complete and was well done.

**Committee Members ask applicant/representative questions:** None.

**Members of the public in attendance who want to speak in favor of this request.**

- Sue Myers, 14672 Williams Drive, Elk Rapids, read a letter in support of the variance.
- Elizabeth Andrews, 14688 Williams Drive, Elk Rapids, read a letter in support of the Myers variance.
- Robin Osterhaven, 14700 Williams Drive, Elk Rapids, read a letter of support.

**Members of the public who want to speak in opposition to this request.** None.

**Written Communications from the public on this request.**

- In support- William and Mryna Holland, letter read into the record by Julia Pollister Amos.

**Committee members make their decision on this request.**

**Motion to Approve Variance Request:**

**Motion: Pollister Amos**

**Support: Lundy**

Based on the following reasons, I am making a motion to support and grant approval of one variance to Sue and Leonard Myers, 14672 Williams Drive, Elk Rapids, Michigan, Tax Parcel 05-06-200-017-00. The variance is 15 feet from the Williams Drive property line resulting in a front yard setback of 35 feet.

**Reasons:**

1. The existing lot is an undersized non-conforming lot.
2. There have been numerous similar variances granted in the same area.
3. There are no other feasible alternatives to accomplish the requirement.
4. There will be no negative impact on the neighborhood or adjacent property owners.

**MOTION TO APPROVE VARIANCE REQUEST CARRIED.**

- Zoning Administrator Nix will be completing a zoning permit that will be available on May 10, 2023 for pickup.

**Old Business: None.**

**New Business:**

- Larry reported there is a special meeting next week, May 16, 2023 at 3:00 PM. The applicant did not apply in time to make today's meeting, which would have put them on the agenda for June. The applicants protested and paying for a special meeting to request the variance. The property is on Birchwood Drive, mostly on the lake. The applicant is selling the property and the new owner would like to make sure he may have a garage. Two options were presented. Larry is distributing the packet with information to the board. Notices are out. There are similar variances that have been granted to other owners. The property is owned by Donald Ross.

**Communications: None.**

**Member Discussion of topics not on the agenda: None.**

**Motion to Adjourn: Meeting Adjourned at 3:14 PM**

**Motion: McCrie**

**Support: Lundy**

*(Minutes as of 5/10/2023 10:00 AM)*