

Elk Rapids Township Zoning Board of Appeals

Meeting Minutes – Monday, December 8th, 2025 – First Draft

The meeting of the Elk Rapids Township Zoning Board of Appeals was called to order at 4:00 PM by Chairperson Bob McCririe at the Government Center, 315 Bridge St., Elk Rapids, MI 49629.

Roll Call/Present: Zach Amos, Vince Cooper, Dietrich Heyde, Brennen Hitchcock, Dick Hults, Bob McCririe

(Quorum Established)

Absent: Lisa Lundy.

Also Present: Creston Scheel, Assistant Township Zoning Administrator/Planner.

Audience: Applicant’s Agent/ Daughter- Paula Payson, Architect Joseph Mosey, and Cheryl Baskins

Approval of Agenda: Motion to Approve Meeting Agenda.

Motion: Amos

Support: Hitchcock

MOTION CARRIED

Approval of Minutes: Motion to Approve September 8th, 2025 Meeting Minutes.

Motion: Amos

Support: Hitchcock

MOTION CARRIED

Any Conflict of Interest: None.

Public Forum: None.

Public Hearing- Variance Request for ZBA-160:

Applicant: Marilyn Boger (Owner), Paula Payson (Agent/ Daughter & POA)

Property Address: 7843 Cairn Highway, Elk Rapids, MI 49629

Parcel Number: 05-06-010-022-00

Variance Requests: Expanding the legal non-conforming structure by volume.

Applicant’s Agents made a presentation to the board. No correspondence or inquires received.

No Discussion.

Motion to Close Public Hearing for ZBA Case #160

Motion: Amos

Support: Hitchcock

Motion For Approval of Variance Request- ZBA 160:

Motion: Hitchcock

Support: Amos

Based on the following reasons, “I motion to approve the dimensional variance requested by Marilyn Boger for the property at 7843 Cairn Highway, Elk Rapids Township, to allow a vertical expansion (volume increase) of a nonconforming structure as shown in the architectural plans submitted, subject to the following findings and conditions:

- 1. The variance request meets all four standards of Section 18.06 of the Elk Rapids Township Zoning Ordinance.**
- 2. Practical difficulties arise due to the existing structural limitations of the A-frame, including ceiling height and unsafe stair access.**
- 3. The need for variance is not self-created.**
- 4. The proposal will not be detrimental to surrounding properties or the public interest.**
- 5. The variance represents the minimum action necessary to afford relief.**

This approval is conditioned upon:

- Expansion shall not increase the footprint of the nonconforming structure.**
- The total height shall not exceed 35 feet or 2.5 stories.**
- Construction shall comply with all applicable building codes and health department requirements.**
- The final design shall substantially conform to the submitted plans dated October 2025 by Joseph Mosey Architecture.**

Roll Call Vote:	Z. Amos-	YES
	V. Cooper-	YES
	D. Heyde-	YES
	B. Hitchcock-	YES
	D. Hults-	YES
	B. McCririe-	YES

6 Voting YES – 0 Voting NO

(L. Lundy Absent)

MOTION TO APPROVE VARIANCE REQUEST CARRIED.

Old Business: None.

New Business: None currently; no other opened applications

Other Business: Township voted to amend Zoning Ordinance 2025-17 matching the requirements of the Planning Commission.

Motion to Adjourn: **Meeting Adjourned at 4:13pm**

Motion: Amos

Support: Hitchcock

(An audio file of this Zoning Board of Appeals Meeting is available on the Township Website)

(Meeting Minutes as of 12/9/2025 – 10:14AM)