

Elk Rapids Township Zoning Board of Appeals

Meeting Minutes – Monday, November 14, 2022 - 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: John Conrad, Bob McCririe, Julia Pollister Amos, Dick Hults
Vince Cooper and Zach Amos.
(Quorum Established)

Absent: Lisa Lundy.

Also Present: Larry Nix, Township Zoning Administrator.

Audience: Robert J. Trenkle, Marshall Wright.

Statement of any conflicts of interest: None.

Adoption of Agenda: Motion to adopt the November 14, 2022 meeting agenda.

Motion: McCririe

Support: Pollister Amos **MOTION CARRIED**

Approval of Minutes: Motion to approve the May 10, 2022 meeting minutes.

Motion: Pollister Amos

Support: McCririe **MOTION CARRIED**

Public Forum: None

Public Hearing on ZBA-142: Robert Trenkle of 14485 Williams Dr., Elk Rapids, MI 49690, Tax Parcel No. 05-06-175-031-00 is requesting a 28.0' variance from the front yard setback adjacent to the Williams Drive property line for the construction of a house and attached garage. The property line is a front yard, and the required setback is 50'. The request would provide a 22.0' front yard.

The applicant/representative speaks on this request. Applicant Robert Trenkle approached the microphone to explain why he is requesting this variance. A summary of his comments are outlined below:

- He has owned this property for a long time and now has the opportunity to build on it.
- He tried to be in compliance with the Zoning Ordinance and even purchased extra property, but because of the lot constraints and the wetlands behind his property, he needs this variance.
- Mr. Trenkle shared recent photographs of his property to give the ZBA members a straight visual of his property from the street.
- Mr. Trenkle noted that after he cleared his property, Ms. Keri Kent, EGLE visited the lot and found a larger wetlands area than previously reported. Instead of a 76'-80' from the road, it is now changed to 60' from the road.

Committee Members ask applicant/representative questions:

- Zoning Administrator Nix noted when applicant Trenkle changed his measurements due to the expanded wetlands; he was measuring from the road instead of his property line. Once this was pointed out, Mr. Trenkle recognized he measured wrong and would need a larger variance.
- Zoning Administrator Nix and the ZBA Board members determined because of the newly expansive wetlands, Mr. Trenkle will need to increase his original variance request. It was noted that the Board would not be able to grant a variance greater than the one requested at this public hearing.
- This new variance request will need to be re-noticed and another public hearing meeting to address an increased variance would need to be scheduled.

Motion to Table: Motion to table Public Hearing on ZBA-142.

Motion: Pollister Amos

Support: McCririe

MOTION CARRIED

Members of the public in attendance who want to speak in favor of this request. None.

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

Written Communications from the public on this request. None.

Committee members make their decision on this request.

- Zoning Administrator Nix will work with Mr. Trenkle to revise his variance request based on the expanded wetlands area.
- Once the new variance request is corrected, Zoning Administrator Nix will re-notice the public hearing to be scheduled on **Tuesday, December 13, 2022 at 3:00 PM.**

Old Business: None.

New Business: Election of Officers for 2023.

- Due to the re-scheduling of Public Hearing - ZBA 142, the Board agreed to hold the election of officers at the December 13, 2022 meeting.

Communications:

- **Next Meeting** - Public Hearing on ZBA-143 – Robert Trenkle – 14485 Williams Drive, Elk Rapids, MI 49690 -**Tuesday, December 13, 2022 - 3:00 PM.**

Member Discussion of topics not on the Agenda: None.

Motion to Adjourn: Meeting Adjourned at 3:34 PM

Motion: Pollister Amos

Support: McCririe

(Approved 12/13/2022)