

HAYES TOWNSHIP BOARD OF APPEALS
MINUTES

October 31, 1990

The Hayes Township Board of Appeals meeting was called to order by Chairman Fred Parsons at 7:30 p.m..

Board Members present were Fred Parsons, Betty Straw, Lloyd Kuebler, and Timothy Boyko. William Henne Was absent. Also present were Zoning Administrator John Hess, Clerk Knepp, and applicant's representative John Ferguson.

The purpose of the meeting was to hear a request for a variance on minimum lot width from the Hayes Township Zoning Ordinance. The property owners name is Martin J Moore and the property tax code number is 15-007-001-014-10

Chairman Parsons read the publication notice which was placed in the Petoskey News Review October 9, 1990 and October 23, 1990 and the Charlevoix Courier October 10, 1990 and October 24, 1990.

John Ferguson explained lot width, as defined in the Zoning Ordinance, is the distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines. The applicant intends to split a 4.994 acre parcel to include one 2.976 (parcel B) and one 2.018 (parcel A) acre parcel. The 2.018 acre lot width, at mid lot, is 164.21' because of the location of existing structures.

John Ferguson went on to explain that the applicant has met all other criteria of the Zoning Ordinance. At the lake parcel B width is +300' and parcel A is 200', both parcels have +2 acres, and all setbacks, including the elevation, are in accordance to the intent of the ordinance.

Timothy Boyko asked Ferguson if the minimum lot width could be met if the guest house currently located on parcel B was included on parcel A. Ferguson responded that the total width across both parcels is less than 400' and therefore in order for a split to be completed a variance would have to be requested on either parcel.

Fred Parsons asked if there was a particular need for the division of the property. Ferguson responded that the property owners tax burden has increased three fold over the past few years, as all other lakefront property has, the applicant lives in Indiana and would like to be able to continue to come to Michigan for the summer as well as keep some property for his children to enjoy, lake Charlevoix property

HAYES TOWNSHIP ZONING BOARD OF APPEALS
MINUTES

October 31, 1990

The Hayes Township Zoning Board of Appeals special meeting was called to order by Chairman Parsons at 8:43 p.m.

Board members present were Timothy Boyko, Betty Straw, Lloyd Kuebler, and Fred Parsons. William Henne was absent. Others present were Zoning Administrator Hess and Clerk Knepp.

The purpose of the meeting was to elect a Co-Chairman as a result of the resignation of James Waier.

Lloyd Kuebler nominated Betty Straw. Timothy Boyko seconded the nomination. Approved by casting a unanimous ballot for the candidate.

Meeting adjourned 8:48 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Ethel R Knepp".

Ethel R. Knepp, Clerk

HAYES TOWNSHIP BOARD OF APPEALS
MINUTES
January 10, 1990

The Hayes Township Board of Appeals meeting was called to order by Chairman Fred Parsons at 8:21 p.m.

Board Members present were Fred Parsons, Betty Straw, William Henne, and James Waier. Lloyd Kuebler was absent.

The purpose of the meeting was to elect officers for the 1990 year.

James Waier nominated Fred Parson for Chairman. William Henne seconded the motion.

Voice Vote: Ayes; all. Nays; none.

Motion carried.

Betty Straw nominated James Waier for Vice-Chairman. William Henne seconded the motion.

Voice Vote: Ayes; all. Nays; none.

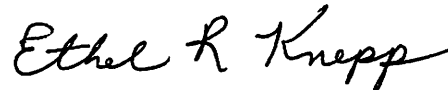
Motion carried.

The Clerk advised the Board of Appeals there was some educational seminars coming up in March and April and wanted to know who would be interested in attending.

James Waier will attend the seminar in March.

Meeting adjourned 8:30 p.m.

Respectfully Submitted,



Ethel R. Knepp, Clerk