

HAYES TOWNSHIP  
ZONING BOARD OF APPEALS  
HEARING  
APRIL 23, 1997

The Zoning Board of Appeals Hearing was called to order at 7:34 P.M. by acting Chair Fred Parsons at the Hayes Township Hall, 09195 Old 31, Charlevoix.

Zoning Board of Appeals Members present were Craig Golovich, Fred Parsons, Roger Stoppel, and Leo Burnett Jr.

Bob Alexander and Jerry Simpson called to say they could not be at this meeting.

Also present were Zoning Administrator Ethel Knepp, Kevin J. Whitley, Tim Boyko, Ed Amick, Gary Schafer, and Victoria Schafer.

The purpose of this hearing is to hear a request for a variance from Section 5.13 Shoreline Protection Strip which requires new construction to be set back 100 feet from the maximum high water level for Lake Charlevoix. Gary and Victoria Schafer are proposing to add a sun porch to their existing home. The sun porch will be set back 65 feet from the Lake so they require a 35 foot variance. The property tax number is 15-07-119-023-10 located at 08056 Indian Trials Road in the R-1 Zone.

Gary Schafer explained his drawing of the proposal. The point of the house closest to the Lake is setback 60 feet so this addition will be back behind the current living room.

Roger Stoppel stated that this new construction will be behind the current line of the house so the variance should be granted.

There was no response from neighbors regarding this request.

ROGER STOPPEL MADE A MOTION TO GRANT A 35 FOOT VARIANCE TO GARY AND VICTORIA SCHAFFER BECAUSE IT IS WITHIN THE LIMITS OF THE PREVIOUS CONSTRUCTION. MOTION SECONDED BY CRAIG GOLOVICH. MOTION APPROVED UNANIMOUSLY.

The next item on the agenda is a request from Ed Amick of Eagle U.S.A. for a variance from Section 5.11 Development Plan Requirements and Section 4.09B I-1. The property tax number is 15-07-003-005-00 located at 08241 Boyne City Road in the I-1 zone.

Ed Amick explained his request: Ed purchased an existing building and he is using it for an industrial business. The property had an existing drain field located in front of the building. The Planning Commission determined that the ordinance requires a 25 foot greenbelt in front to the building. Ed is unable to plant trees on top of the drain field. Ed is willing to plant a 15 foot strip of bushes and trees with small root systems.

Roger Stoppel stated that this business should not need to meet the requirement because it is a preexisting use and business with an ownership change.

Ethel Knepp explained that Ed Amick made a change to the outside of the building when he added a dust collector and storage bin.

Ed Amick stated that he does not want to plant trees that will damage the drain field.

MOTION BY LEO BURNETT JR. TO APPROVE THE 10 FOOT VARIANCE REQUEST FOR ED AMICK FOR EAGLE U.S.A. PROVIDING THAT ED PLANT SHRUBS OR TREES THAT WILL GROW TO A HEIGHT OF 5 FEET. MOTION SECONDED BY CRAIG GOLOVICH.

ROLL CALL VOTE:

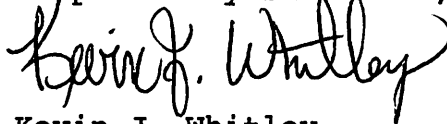
ROGER STOPPEL YES

CRAIG GOLOVICH YES

LEO BURNETT JR. YES MOTION APPROVED UNANIMOUSLY.

MOTION TO ADJOURN AT 8:00 P.M. MOTION SECONDED BY LEO BURNETT JR. HEARING ADJOURNED.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kevin J. Whitley", written in a cursive style.

Kevin J. Whitley