

DRAFT
Hayes Township
Zoning Board of Appeals
Public Hearing
March 26th, 2025
09195 Major Douglas Sloan Road, Charlevoix, MI 49720

The March 26th, 2025, Public Hearing meeting of the Hayes Township Zoning Board of Appeals was called to order by Chair Janice Vedder-Whipple at 7:00 pm. at the Hayes Township Hall, 09195 Old US 31 N., Charlevoix, MI 49720.

BOARD MEMBERS PRESENT: Rod Slocum, Janice Vedder-Whipple, Doug Kuebler, Joni Hosler and Rex Greenslade.

BOARD MEMBERS ABSENT: Bruce Deckinga and Jessica Perry (alternate)

ALSO PRESENT: April Hilton (Recording Secretary/Deputy Clerk) Ron VanZee (Zoning Administrator)

Audience: Deb Narten, Danielle Hutchinson, Bill Conklin, Matt Cunningham, LuAnne Kozma, Ellis Boal, Mark Snyder, CT Martin, Stephanie Baldwin, Michael Branan, Jeff Collins, Tim Boyko, Roy Griffiths, Mel Czechowski, Betty Henne, Steve Hassell, and Howard Warner.

PLEDGE OF ALLEGIANCE: Ms. Vedder-Whipple (Chair) opened the meeting at 7:00 pm with the Pledge of Allegiance to the Flag.

INTRODUCTION OF ZONING BOARD OF APPEALS (ZBA) MEMBERS:

BOARD MEMBERS PRESENT: Rod Slocum, Janice Vedder-Whipple, Doug Kuebler, Joni Hosler and Rex Greenslade.

BOARD MEMBERS ABSENT: Bruce Deckinga and Jessica Perry (alternate)

REVIEWED AGENDA:

Mr. Slocum made a motion, supported by Mr. Greenslade, to approve the agenda.

Yeas: Rod Slocum, Joni Hosler, Doug Kuebler, Janice Vedder-Whipple and Rex Greenslade.

Nays: None **Motion Carried**

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APPROVAL OF DRAFT MINUTES FROM JANUARY 8TH, 2025:

Mr. Slocum made a motion, supported by Mr. Kuebler, to approve the January 8th 2025 meeting minutes as amended.

Yeas: Rod Slocum, Doug Kuebler, and Janice Vedder-Whipple.

Abstained: Rex Greenslade and Joni Hosler.

Nays: None **Motion Carried**

PUBLIC COMMENT NON AGENDA ITEMS:

Public Comment Opened at 7:08pm

None

Public Comment Closed at 7:08 pm

CHAIR OPENS PUBLIC HEARING FOR 6995 BIRDLAND DR:

Chair opened the public hearing at 7:09pm.

IDENTIFICATION OF CONFLICT OF INTEREST:

NONE

ZONING ADMINISTRATOR INTRODUCES CASE AND PRESENTS EXHIBITS:

In the Matter of: CASE #032625A, Application date of December 12th 2024, Notice posting date of February 24th 2025, Publication date February 27th 2025 in the Petoskey News Review. Notice was sent to all property owners within 300 feet on February 24th 2025.

Applicant and owner is Bill and Pamela Yates, Charlevoix County Property Tax Identification Number 15-007-301-021-25, located on property commonly known as 6995 Birdland Drive Charlevoix MI 49720. Parcel is zoned R1 with approximately 3.47 acres, average width of the parcel is greater than 200 feet and the average length of the parcel is greater than 700 feet. Proposed construction is well below the allowed 15% impervious surface of the R1 district.

The applicant is seeking variances to construct a new conforming single family dwelling. First variance request is a 35 foot variance from the 50 foot water feature (stream) setback requirement in section 3.14,3. to allow construction within 15 feet of the stream.

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Second variance request is a 6 foot variance from the 50 foot water feature (pond) setback requirement in section 3.14,3. to allow construction within 44 feet of the pond. The existing single family residence is non-conforming for front yard setback. Proposed new single family residence meets the 100 foot front yard setback from Lake Charlevoix. Shoreline Protection Strip proposed Site Plan has been submitted to the Shoreland Protection Strip Committee for review. Health Department of Northwest Michigan Approval for well and septic letter dated October 3rd 2024. Charlevoix County Soil Erosion Permit # PS2024-0111 issued 10/26/2024.

PETITIONER IS RECOGNIZED (AND/OR AGENT) AND PUTS FORTH CASE:

Michael Branan from Glennwood Construction, presented the variance need to the ZBA.

- Mr. Branan stated they are requesting a variance, due to the lot being very difficult to build on without one, due to the property having Lake Charlevoix 100 foot setback, as well as a stream and pond set back. They applicants are staying outside of the 100 foot setback to Lake Charlevoix which then causes it to be very difficult to meet the setbacks of the pond and stream. The family that purchased the property is growing and they will need a home of appropriate size. The soil on the lot is another battle for building for they cannot install a basement due to the soil content. Therefore they are requesting a variance to allow for a large enough footprint for the new family, while working with the building challenges. They will be removing the existing home which is within the 100 foot setback of Lake Charlevoix, and the new proposed dwelling is back away from the 100 foot setback of Lake Charlevoix. However it encroaches then on both the pond and stream setbacks. They plan to put in a shoreline protection strip along Lake Charlevoix and 15 feet for the stream as well.

DISCUSSION BETWEEN PETITIONER AND ZBA MEMBERS:

- Ms. Vedder-Whipple clarified it is the structure approaching the stream setback not the protection strip.

- Mr. Branan stated it is lawn to the stream and lake Charlevoix, they plan to restore the shoreland protection strip along the stream and lake Charlevoix.

- Ms. Vedder-Whipple requested information when the existing house was built?

- Mr. Branan stated they are not sure exactly when, however would assume sometime in the 1980's.

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- Ms. Vedder-Whipple requested information on whether or not the current owners created any of the water features on the parcel.
- Mr. Branan stated they do not know when the pond was created, however, does appear to be a man made pond. The current owner purchased the property with all the water features on the parcel as they are.
- Ms. Vedder-Whipple asked if all the water features on the property are connected to each other.
- Mr. Branan stated it is his understanding that all the water features including the pond are connected to Lake Charlevoix.
- Ms. Vedder-Whipple stated the other side of the stream consist of wetlands.
- Ms. Vedder-Whipple requested information of when the current owners of the property became aware of the foundation issues?
- Mr. Branan stated they were originally hired to remodel the existing home's interior, when assessing they came across the foundation issues with the home.
- Ms. Vedder-Whipple asked if they will need to do anything special or use any extra materials when constructing the new home to avoid future foundation issues?
- Mr. Branan stated they will need to use special footers.
- Mr. Slocum requested if they plan to have the proposed vegetation for the protection strips approved for proper erosion.
- Mr. Branan stated their landscape architect used deep rutted native plantings when developing the site plan.
- Mr. Slocum requested more information on the retaining wall materials along Lake Charlevoix and the stream.
- Mr. Branan stated they have removed that from their plans. They have found the retaining wall is not needed.
- Mr. Slocum asked how they plan to stabilize the area with the wall removed.
- Mr. Branan stated it will be a gradual slope.
- Mr. Greenslade stated when he looks at the proposed plans, he would like to know why the applicants decided to encroach on the stream setback versus the pond setback?
- Mr. Branan stated the property is an "L" shape. In order to build and still have a view of Lake Charlevoix the house must be placed closer to the stream.

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- Mr. Greenslade stated it would be better if any kind of run off due to a smaller setback to be into a man created water feature such as the pond, instead of the wetland stream that is directly connected to Lake Charlevoix. Also, requested if the existing driveway and parking areas are proposed to stay the same?
- Mr. Branan stated they will only be adjust slightly, staying very close to the same.

CHAIR OPENS PUBLIC COMMENT:

Opened at 7:27 pm

Comments Included:

- Stated they are familiar with the property. Appreciated Mr. Greenslade question for a reason of the house being only 15 feet from the stream.
- Stated they are a part of Protect Lake Charlevoix Shoreland. They feel the applicants are disregarding the set back regulations of the ordinance. Support the shoreland protection plan however feel the applicants are ignoring the importance of the stream. Feel the house should be smaller and set back from both the lake and the stream. Would like to see the Variance request denied.

CHAIR CLOSES PUBLIC COMMENT:

Public Comment closed at 7:33pm.

REVIEW OF APPLICABLE SECTION OF HAYES TOWNSHIP ORDINANCE:

- Mr. Slocum stated the building envelope outside of the 50 foot setback is particularly small.
- Mr. Branan has tried splitting the difference the setback of the pond and stream however was not practical, without decreasing the proposed size of the home.
- Ms. Vedder-Whipple requested information regarding the soils on the parcel within the setbacks.
- Mr. Branan stated the soil testings that have been conducted at neighboring parcels have shown the soils tend to be messy.
- Ms. Vedder-Whipple commends the applicant for the proposed house conforming to the Lake Charlevoix 100 foot Setback.
- Mr. Branan stated they worked with a landscape architect to create a berm which that plan to construct on the property that will prevent any run off from running into the stream.

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- Mr. Greenslade requested clarification in the run off would be directed towards the pond.
 - Mr. Branan stated the run off would be directed towards the 100 foot setback of Lake Charlevoix to then be filtered by the 50 foot protection strip.
- The ZBA members reviewed both section 3.14 Water Front Regulations.

REVIEW AND DISCUSSION OF FINDING OF FACT:

Discussed the need for the 35 foot variance from the 50 foot water feature setback requirement variance to construct a new single family dwelling unit.

Ms. Vedder Whipple suggested putting the condition on the variance for the Shoreline Subcommittee to review the project before approval.

Discussed the need for the 15 foot variance from the 50 foot water feature setback requirement in section 3.14,3.

SECTION 8.07 VARIANCES

1. The need for the requested variance is due to unique circumstances or physical conditions of the property involved that do not generally apply to other properties in the surrounding area and/or zoning district, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic hardship.
 - Mr. Greenslade requested if any of the neighboring properties in the surrounding area have similar issues for development.
 - Mr. Branan stated he has not encountered another piece of property that proposes the challenges for development as this particular parcel is highly unique and difficult.

The ZBA came to a consensus that the parcel is an unusual shape with poor soil and has water surrounding four sides of the parcel. The proposed construction is similar to the neighboring houses.
2. The need for the requested variance is not the result of action of the property owner or previous property owners (self-created).
 - Ms. Vedder-Whipple the current owners did not create the pond themselves.
 - Mr. Greenslade stated it was created from a previous property owner, and the current owner purchased the property knowing the pond and stream were located there.

Would prefer to see they encroach the pond setback more than the stream setback.

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3. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for any permitted purpose, or will render conformity with those regulations unnecessarily burdensome.
 - Mr. Greenslade stated again the current owner purchased the property knowing the pond and stream were located there.
4. Whether granting the requested variance would do substantial justice to the applicant as well as to other property owners in the district, or whether granting a lesser variance than requested would give a substantial relief to the property owner and be more consistent with justice to other property owners.
 - Mr. Greenslade suggested altering the shape of the pond and perhaps move the house closer to the pond setback versus the stream setback.
 - Mr. Slocum asked Mr. VanZee if he knew the history of the pond and what the process would be to alter the pond in any way.
 - Mr. VanZee stated EGLE does not have any record of the pond being built and if the applicant wanted to alter the pond an EGLE permit would be needed.
 - Mr. Greenslade suggested granting a lesser variance than requested would give substantial relief to the property owner and be more consistent with the justice to other property owners.
 - Ms. Vedder-Whipple stated they are moving the house back so that it is outside of the 100 foot setback from Lake Charlevoix and planting integrating a substantial about of plantings in the greenbelt as requested.
 - Mr. Branan requested the ZBA to consider a variance of perhaps 25 feet of the stream, due to the 50 foot setback makes it near impossible for the applicant to build and still enjoy the views of Lake Charlevoix from their home.
 - Mr. Greenslade stated it is not the Zoning Board of Appeal's purpose to trade variances with the applicant. The Zoning Board of Appeals must make a decision on the variance requested by the applicant. After reviewing the Site Plan, the shape of the house submitted does not appear to be constructed to consider the stream setback at all.
 - Mr. Slocum stated he agrees with Mr. Greenslade and feels the house was not designed to best fit into the building envelope of the property.

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- Mr. VanZee requested information from the applicant regarding the soil testing they had performed on the parcel and whether or not the placement of the house was determined based on the soil results.

- Mr. Branan stated the soils results did not factor into the development of the proposed house location and design for the soils are poor everywhere on the parcel.

5. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or Zoning District.

- Mr. Slocum stated allowing the variance that close to the creek could negatively impact the water quality of the surrounding property.

ZBA members discussed the request for a 6 foot variance from the 50 foot water feature (pond) setback requirement in section 3.14,3. To allow construction within 44 feet of the pond.

1. The need for the requested variance is due to unique circumstances or physical conditions of the property involved that do not generally apply to other properties in the surrounding area and/or zoning district, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic hardship.

2. The need for the requested variance is not the result of action of the property owner or previous property owners (self-created).

3. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for any permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

4. Whether granting the requested variance would do substantial justice to the applicant as well as to other property owners in the district, or whether granting a lesser variance than requested would give a substantial relief to the property owner and be more consistent with justice to other property owners.

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5. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or Zoning District.

MOTION AND ROLL CALL VOTE:

Mr. Greenslade made a motion, Supported by Mr. Slocum to deny a 35 foot variance from the 50 foot water feature (stream) setback requirement in section 3.14,3. to allow construction within 15 feet of the stream.

Yeas: Rod Slocum, Doug Kuebler, Joni Hosler, Rex Greenslade and Janice Vender-Whipple.

Nays: **Motion Carried**

Mr. Greenslade made a motion, supported by Mr. Slocum to deny a 6 foot variance from the 50 foot water feature (pond) setback requirement in section 3.14,3. To allow construction within 44 feet of the pond.

Yeas: Rod Slocum, Doug Kuebler, Rex Greenslade, Joni Hosler, and Janice Vender-Whipple.

Nays: **Motion Carried**

CHAIR CLOSES PUBLIC HEARING:

Mr. Greenslade made a motion, supported by Mr. Slocum to close the Public Hearing at 8:21pm.

Yeas: Rod Slocum, Doug Kuebler, Rex Greenslade, Joni Hosler, and Janice Vender-Whipple.

Nays: **Motion Carried**

CHAIR OPENS PUBLIC HEARING for 07115 BIRDLAND DR:

Chair opened the public hearing at 8:22pm.

IDENTIFICATION OF CONFLICT OF INTEREST:

None.

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ZONING ADMINISTRATOR INTRODUCES CASE AND PRESENTS EXHIBITS:

In the Matter of: CASE #032625B, Application date of January 8th 2025, Notice posting date of February 26th 2025, Publication date March 1th 2025 in the Petoskey News Review. Notice was sent to all property owners within 300 feet on February 26th 2025. Applicant and owner is Lake Living North, Charlevoix County Property Tax Identification Number 15-007-301-018-10, located on property commonly known as 07115 Birdland Drive Charlevoix MI 49720. Parcel is zoned R1 with approximately 1.7 acres it is a legal lot of record, average width of the parcel is greater than 200 feet and the average length of the parcel is greater than 400 feet. Proposed construction is well below the allowed 15% impervious surface of the R1 district.

The applicant is seeking variances to construct a new conforming single family dwelling. First variance request is a 20 foot variance from the 100 foot Lake Charlevoix setback requirement in section 3.14,3. to allow construction within 80 feet of the Lake. Second variance request is a 10 foot by 14 foot rear addition, that meets the current Hayes Township Zoning Ordinance setback requirements, however adds to the spatial dimensions of the nonconforming structure.

Original Structure built prior to the Hayes Township Zoning Ordinance. Zoning permits were issued for three additions to the existing structure in 1984 by Hayes Township that the current ordinance does not allow in the front yard setback. The ordinance effective in 1984 had a front and rear yard setback of 25' and greenbelt requirement of 50'.

Section 3.02,2 Nonconformities, "This ordinance shall not prohibit the repair, improvement or moderation of a nonconforming structure to correct deterioration, obsolescence, depreciation and wear, provided the structure's spatial envelope (the building footprint and vertical profile) remains the same."

Shoreline Protection Strip proposed Site Plan will need to be submitted to the Shoreland Protection Strip Committee for review.

-Mr. Greenslade requested clarification on the front yard set-backs in 1984 when the additions were built.

-Mr. VanZee stated the Front yard setback, which is the lake side setback, in 1984 was 25 feet.

- Ms. Vedder-Whipple requested clarification from which point of the house is the setback measured.

-Mr. VanZee clarified the set back is measured from the eve of the house.

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PETITIONER IS RECOGNIZED (AND/OR AGENT) AND PUTS FORTH CASE:

Stephanie Baldwin presented the variance need to the ZBA.

Ms. Baldwin stated she is the owner and operator of Edge-water Design Group and has been working with the property owner on the design for the new roof. She presented pictures to the ZBA showing the water damage to the current roof. The current owners purchased the property in 2020, the home was originally built in the 1950's and was designed with very shallow pitches in the roof and is located approximately 80 feet from Lake Charlevoix. They plan to keep the existing footprint of the home, however, due to the roof damage, the owners would like to repair the roof and increase the roofs pitch to prevent future leaks and rotting from Northern Michigan winter snow. Due to the home being a legal non-conforming placed within the now 100 foot setback of Lake Charlevoix they are requesting a variance to replace the damage roof with a steeper pitched roof, which will increase the spatial dimensions within the home however not the actual footprint of the home. The low pitch is not ideal for the Northern Michigan area and the owners would like to replace it with a design that will last. The second Variance is a small addition inside the existing building envelope on the road side of the house outside of the 100 foot Lake Charlevoix setback.

DISCUSSION BETWEEN PETITIONER AND ZBA MEMBERS:

Mr. Greenslade requested information regarding the second floor addition.

Ms. Baldwin stated the second floor addition will be within the roof pitch. They owners would like to move the bedroom from downstairs, up into the loft space which is the reason for the requested dormer addition. The number of bedrooms will not increase, just requesting to change the location of the bedroom within the house.

Mr. Greenslade requested clarification is the bedroom addition is within the 100 foot setback of Lake Charlevoix.

Ms. Baldwin stated one third of the house sits within the 100 foot setback from Lake Charlevoix. And part of that third does include the requested roof repair, however the request for the increase footprint dormer addition is not within the 100 foot setback from Lake Charlevoix.

Ms. Vedder-Whipple requested if the eaves would be changing at all.

Ms. Baldwin stated they will remain the same.

CHAIR OPENS PUBLIC COMMENT:

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Opened at 8:40 pm

Comments Included:

- Requested if they are adding bedrooms.
- Applicant stated they are moving the bedroom up not adding an additional bedroom.
- Stated they feel the ZBA did not go through the Finding of facts correctly. Stated they feel the current zoning ordinance protects the shoreline. Feel not all materials were available to the public. Referenced the non-conformity section of the Hayes Township Ordinance. Feels the second story should not be allowed on the non-conformity.
- Stated they feel the repair on the roof isn't a big deal on a non-conformity even with a slight pitch. However adding room for a bedroom and bathroom is too much to ask on a non-conformity.
- Mr. VanZee clarified any repair to the roof including a pitch to the roof would need a variance request.
- Request if the applicant is adding an additional bedroom or moving a bedroom. Also suggested the ZBA consider the situation the applicants are in.
- The applicant clarified they are not adding additional bedrooms. It would cost a large amount of additional funds to move the house completely.
- Stated they understand there are different size pitches and the applicant could consider a smaller pitch.

CHAIR CLOSES PUBLIC COMMENT:

Public Comment closed at 8:55pm.

REVIEW OF APPLICABLE SECTION OF HAYES TOWNSHIP ORDINANCE:

ZBA members reviewed section 3.14 Waterfront Regulation of the Hayes Township Zoning Ordinance. ZBA members reviewed section 3.02 Nonconformities of the Hayes Township Zoning Ordinance.

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REVIEW AND DISCUSSION OF FINDING OF FACT:

Discussed the need for the 20 foot variance from the 100 foot Lake Charlevoix setback requirement in section 3.14,3 variance to increase the spatial envelope of the dwelling within 80 feet of Lake Charlevoix.

Ms. Vedder Whipple suggested putting the condition on the variance for the Shoreline Subcommittee to review the project before approval.

Discussed the need for the 15 foot variance from the 50 foot water feature setback requirement in section 3.14,3.

SECTION 8.07 VARIANCES

1.The need for the requested variance is due to unique circumstances or physical conditions of the property involved that do not generally apply to other properties in the surrounding area and/or zoning district, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic hardship.

NO

2.The need for the requested variance is not the result of action of the property owner or previous property owners (self-created).

YES

3.That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for any permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

YES

4.Whether granting the requested variance would do substantial justice to the applicant as well as to other property owners in the district, or whether granting a lesser variance than requested would give a substantial relief to the property owner and be more consistent with justice to other property owners.

YES

5.That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or Zoning District.

YES

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Discussed the need for the proposed 10'x14' rear addition, that meets the current Hayes Township Zoning Ordinance setback requirements, however, adds to the spatial dimensions of the nonconforming structure.

SECTION 8.07 VARIANCES

1.The need for the requested variance is due to unique circumstances or physical conditions of the property involved that do not generally apply to other properties in the surrounding area and/or zoning district, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic hardship.

NO

2.The need for the requested variance is not the result of action of the property owner or previous property owners (self-created).

NO

3.That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for any permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

NO

4.Whether granting the requested variance would do substantial justice to the applicant as well as to other property owners in the district, or whether granting a lesser variance than requested would give a substantial relief to the property owner and be more consistent with justice to other property owners.

NO

5.That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or Zoning District.

YES

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MOTION AND ROLL CALL VOTE:

Mr. Greenslade made a motion, Supported by Ms, Vedder-Whipple to approve a 20 foot variance from the 100 foot Lake Charlevoix setback requirement in section 3.14,3. to allow construction within 80 feet of the Lake Charlevoix.

Yeas: Rod Slocum, Doug Kuebler, Joni Hosler, Rex Greenslade and Janice Vender-Whipple.

Nays: **Motion Carried**

Mr. Kuebler made a motion, supported by Mr. Greenslade to approve the proposed rear addition equaling 70 square foot that meets the current Hayes Township Zoning Ordinance setback requirements, however, adds to the spatial dimensions of the nonconforming structure.

Yeas: Rod Slocum, Doug Kuebler, Rex Greenslade, Joni Hosler, and Janice Vender-Whipple.

Nays: **Motion Carried**

CHAIR CLOSES PUBLIC HEARING:

Mr. Kuebler made a motion, supported by Ms. Hosler to close the Public Hearing at 9:40pm.

Yeas: Rod Slocum, Doug Kuebler, Rex Greenslade, Joni Hosler, and Janice Vender-Whipple.

Nays: **Motion Carried**

PUBLIC COMMENT:

Comments included:

- Stated they support this proposed project as long as the septic field allows for the additional bathroom.
- Stated they feel the second story addition is not needed to fix the roof. Feel the ZBA is allowing a bigger structure too close to Lake Charlevoix. Feels the bathroom addition is a big deal that close to Lake Charlevoix. Disappointed in the decision made by the ZBA. Feels the notice for the meeting was not correct.
- Mr. Greenslade stated the staff stated the notice was correctly posted.
- Thanked the ZBA for clearly looking at the property and the need of the property owner.

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ADJOURNMENT: Mr. Kuebler made a motion, supported by Ms. Hosler, to adjourn at 9:49pm.

Yeas: Rod Slocum, Bruce Deckinga, Doug Kuebler, and Janice Vender-Whipple.

Nays: None **Motion Carried**

Respectfully Submitted,
April Hilton
Hayes Township Deputy Clerk/Recording Secretary