

Grass Lake Charter Township

Zoning Board of Appeals

Unapproved Minutes

May 10, 2018

Meeting called to order at 7:00 pm by Chairman Payne

Members:

Payne: present

Seaburg: present

Hart: present

Scheel: present

Elliott: present

Public present:

Doug Lammers Zoning Chair

John Lesinski

Josh Burris

Jessica Burris

Stephen Rutz

Robert White

Karen R Smith

Kristen Kiebler Green

Lanny Green

Jim Stormont

Paula Stormont

Aimee Elliott-Kocher

Phil Kocher

Rick Murphy

Rick Russey

Cindy Russey

Approval of Agenda: Elliott, Seconded: Payne

Approval of Minutes from 2-14-2018, with corrections, Elliott, second: Scheel

New Business:

Case #18-03-0003 Stormont

Mr. Stormont spoke on the purchase of the lakehouse and property, in December of 2017. Described how the structure on the property was non livable, so he had the entire structure removed, with plans to build a new home, within the footprint of the original structure.

Stormont went on to describe how there was an existing deck, built across the seawall, in need of replacement, and how he planned on doing that, along with the construction of his new deck, however it would bring him within 10' of the lake.

Elliott asked about a railing, around the deck, for safety purposes affecting the line of sight, Stormont explained that anything having a 30" drop, would have a handrail, and wouldn't affect the lines of sight.

Hart couldn't see any harm, to the neighbor's line of sight.

Payne mentioned how the addition of rock, or cement to the deterioration of the sea wall, during the building permit, could actually be an improvement to the existing seawall.

Karen R Smith, Stormont's direct neighbor immediately South, spoke in favor of Stormont's request.

No other public comment on this request.

Motion by Elliott to approve the 5 foot request, on case #18-03-0003. Seconded by Hart.  
Reasoning Article 18.04D.1d

Elliott: yes      Scheel: yes

Hart: yes      Payne: yes

Seaburg: yes

This variance is only for Case #18-03-0003.

New Business continued, Case #18-03-0004 Green

Mr. Green spoke on the purchase of the property, in February and how initial intentions, are to remove an existing 8x20 porch, to accommodate the overall addition. His description of the addition, are as follows: 1<sup>st</sup> level to be a new enclosed porch, 2<sup>nd</sup> level will be a walk out deck, 3<sup>rd</sup> level will expand the existing master.

The roof line will match the existing angle, but won't get closer to anything existing, with no overhang.

No public comment on this variance request.

Motion to grant variance request on case number 18-03-0004 by Elliott, Seconded by Payne.

Reasoning 18.04D.1a(1)d. 2ft variance of front line, (lake line). 3 story addition to run consistent with current roof and overhangs.

Elliott: yes      Hart: yes

Scheel: yes      Payne: yes

Seaburg: yes

This variance is for this request only.

Case#18-03-0005 Burris

Josh and Jessica Burris want to add a 10x15 deck off their current home, requesting a 2' setback, off the back property line. Current setbacks require 25'. The stairs will not encroach into the 23' deck.

Discussion on moving stairs due to possible clearances, Lammers talked of how the building inspector will advise once the permit is issued.

No public comment on this case.

Motion to grant variance request on case #18-03-0005

Payne

Second Hart

Reason 18.04D1a(4)d

Elliott: yes      Hart: yes

Seaburg: yes      Scheel: yes

Payne: yes

Old Business: Planning Commission is talking about solar panels and panel farms, in the Township.

Also working on a Light Industrial overlay, and a Lake District section.

Doug Lammers and Philip Scheel went to the Zoning Board of Appeals workshop, and spoke of all the different things the Board of Appeals approves. They also spoke of how all cases, are based on the merits of the case at hand, and no precedence is set, with a variance request given.

No other business.

Motion by Payne to adjourn, seconded by Elliott.

Meeting adjourned at 7:40pm

Respectfully submitted,

Frank Seaburg

