

**BURT TOWNSHIP
ZONING BOARD OF APPEALS
MINUTES
February 25, 2022**

The Burt Township Zoning Board of Appeals was called to order by Chair Kim Kihnke on February 25, 2022, at 2:00 p.m.

ATTENDANCE: Kim Kihnke, Harold Koviak, Carl Reimann, Jay Jontz, Dave Hutto

ALSO ATTENDING: Jim Larson, Brian Fullford, Fritz Klingler, Gene Hodulik, & Carolyn Hodulik-Recording Secretary

ROLL CALL: Present Koviak, Jontz, Hutto, Reimann, Kihnke

AGENDA: Motion to accept meeting agenda by Jontz, supported by Hutto

MOTION APPROVED

CONFLICT OF INTEREST: None

APPROVAL OF PRIOR MEETING MINUTES (Friday, September 17, 2021)

Correction: Burt Township Clerk, not Larson, will refund the money to Philip Johnson.

MOTION: Moved by Reimann, supported by Koviak, to approve the minutes as amended.

PUBLIC COMMENT: None

Fritz & Josephine Klingler, 3765 Boulder Drive, Troy MI 48084 request a variance for **2229 Peace Trail, Topinabee, MI 49791 (PARCEL #120-023-400-004-04)** regarding Article III, Section 3.02.3 for a 60 ft. setback for a new home addition as well as a road setback of approximately 40 ft.

MOTION: Made by Jontz, supported by Reimann to approve a variance for an addition – not to exceed 20 ft. – into the waterfront setback and to be even with existing home and a variance of 20 ft. into the rear setback. Also granting a variance for ordinance 6.02.3 for the existing house (which is a non-conforming structure) having new addition costs exceeding 1/3 of the value of the non-conforming structure per the drawing submitted.

ROLL CALL TAKEN: All members approved

MOTION APPROVED

REASONS: The new addition will be even with the waterfront side of the existing house, road is an undeveloped county road that will probably never be developed, will add value to the community, home owner owns adjacent property to the north, and there are no objections from the neighbors.

David Vallie, TTEE, 781 Stratford Lane, Indian River, MI 49749 (PARCEL #120-C13-000-019-00) requests a variance regarding Article III, Section 3.03.3 for parcel area of ½ acre, width & side setbacks on a non-conforming lot.

MOTION: By Koviak, supported by Hutto, to approve a variance of 22' to both side setbacks for the construction of a pole barn (36 ft. x 48 ft.) with driveway and gravel apron of 20 x 24 ft. per drawings submitted by Brian Fullford. An additional variance of 21,060 sq. ft., approximately ½ acre, is also included for the relief from the one acre minimum requirement.

ROLL CALL TAKEN: All members approved.

MOTION APPROVED

REASONS: This is a good use of a lot in this subdivision, Mr. Vallie has another landlocked ½ acre lot – that he has no intentions of selling – adjacent to the east which cannot be combined because one lot is in the Cedar Point Subdivision and the other is metes & bounds, also no objection from neighbors, and several other pole barns are on neighboring lots.

OTHER BUSINESS:

2022 meeting schedule: Feb. 26 @ 2:00 p.m., April 15 @ 2:00 p.m., May 27 @ 7:00 p.m., July 15 @ 7:00 p.m., Sept. 16 @ 7: p.m., Nov. 18 @ 2:00 p.m., February 24, 2023, @ 2:00 p.m.

MOTION: Made by Jontz, supported by Reimann, to approve the schedule with the addition of February 24, 2023, @ 2:00 p.m.

MOTION APPROVED

REPORTS:

Zoning Administrator Larson commented that building requests have been slow.

Township Board: Koviak reported that the fire agreement with Mullett Township has been signed. Corner Store issue with EGLE is at a standstill. Currently working on next year's budget. Approved ordinance changes from planning commission. Road maintenance and improvement budget being discussed. Survey to residents for ½ mil for fire & roads being mailed in anticipation of being on the August ballot

Planning: Jontz reported that accessory building variances are in place. Spectrum coming to west side of Burt Lake in the spring for TV and Internet. Rec plan expires in December so will be updated before the end of the year.

SITE VISITS: All members had 2 visits.

ZBA MEMBERS COMMENTS: Reimann presented some county soil conservation projects including selling trees.

NEXT MEETING: April 25, 2022, @ 2:00 p.m.

PUBLIC COMMENT: None

MOTION TO ADJOURN: Made by Koviak, supported by Jontz

MEETING ADJOURNED: 3:26 p.m.

Respectfully submitted,

Carolyn Hodulik
Recording Secretary

