

**BURT TOWNSHIP
ZONING BOARD OF APPEALS
MINUTES
APRIL 16, 2021**

The Burt Township Zoning Board of Appeals was called to order by Chair Kim Kihnke on April 16, 2021, at 2:00 p.m. at the township hall and also via teleconference.

PLEDGE OF ALLEGIANCE: Led by Kim Kihnke

ROLL CALL; Kim Kihnke, Harold Koviak, Carl Reimann, Dave Hutto, Jay Jontz

ALSO ATTENDING: Jim Larson, Gene Hodulik, Dennis & Jackie Rudko, David & Val Hemmings, Joel Moore, Jennifer Bentley, Tom Hagarty, Carolyn Hodulik – Recording Secretary, and via phone Missy Koszegi from Coldwell Banker Real Estate in Cheboygan, and Jay Higdon, Real Estate Agent

AGENDA: no additions

MOTION: by Koviak, supported by Jontz to approve agenda as written.

MOTION APPROVED.

Conflict of Interest: Kihnke excused as listing agent for Hemmings and Rudko properties, Hutto will preside for those variances.

APPROVAL OF PRIOR MEETING MINUTES (Friday, February 26, 2021)

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

MOTION APPROVED.

PUBLIC COMMENT – None

PUBLIC HEARINGS:

Dennis and Jackie Rudko of 12952 Lori Drive, Conifer, CO 80433 request a variance for the property owned by THE LEIGH ANN MILLS TRUST, Lot 41 at 1455 Festival Lane, Brutus, MI 49716 of 24' on the waterfront and 21' for the rear regarding ordinance 3.02.3 – 75' waterfront setback and the 50' rear setback – to build a home with patio and garage within the setbacks.

MOTION: Moved by Jontz and supported by Hutto to approve variance with the following, a 21' rear setback variance and a 25' waterfront setback variance..

Roll call taken: Koviak-yes; Hutto-yes; Carl Reimann-yes; Jontz-yes; Kihnke-abstained

MOTION APPROVED

Reasons: Topography of the lot, blends in with adjacent properties, and great addition to the neighborhood. Impervious surfaces are less than 20% structures, 10% other.

Tom Hagarty, 9150 Greenway Court, Saginaw, MI 48609 requests a variance for 479 Sturgeon Bay Road, Indian River, MI 49749 (parcel #120-36-300-003-00) for ordinance 6.02.3 concerning building alterations for a non-conforming structure and ordinance 6.04.01 concerning a second accessory building more than 200 square feet.

MOTION: Moved by Koviak, supported by Reimann to approve variance for accessory building addition of 8 ft. by 22 ft. over existing concrete slab for a total of 396 sq. ft.

Roll Call taken: Koviak-yes; Hutto-yes; Reimann-yes; Jontz-yes; Kihnke-yes.

MOTION APPROVED

Reasons: Has no effect on neighbors and will be constructed as drawn on plan.

OLD BUSINESS

David & Valerie (Kozikowski) Hemmings, 201 West Mitchell Street, Petoskey, MI 49770 request a variance for Chickagami Shores, Lot #40 at 1459 Festival Lane, Brutus, MI owned by The Leigh Ann Mills Living Trust, 1670 Hammond Court, Bloomfield Hills, MI 48304, regarding ordinance 3.02-3 for a front lakeside setback variance of 41 ft. to patio and 32 ft. rear setback variance to the garage on a non-conforming lot built per plan layout.

MOTION: Moved by Hutto and supported by Reimann to approve variance for 41 ft. waterfront setback and 32 ft. rear setback variance on non-conforming lot.

Roll Call taken: Koviak-yes; Hutto-yes; Reimann-yes; Jontz-yes; Kihnke-abstained

MOTION APPROVED

Reasons: It fits on a non-conforming lot built per drawings and will be an improvement to the neighborhood.

Kihnke resumed as Chair.

CHICKAGAMI licenses reviewed with no changes.

MOTION; moved by Koviak to approve notarized letter and dock plan unchanged from last license renewal and supported by Jontz.

MOTION APPROVED

REPORTS:

Zoning Administrator Larson reported Sunset Shores planning to pave private road, garage on Eagles Nest started without permits, and 2-4 variances for next meeting.

Township Board Supervisor Koviak reported accessor policy approved, W. Numbers to be paved, Eagles Nest and the rest of Numbers Road will be tar and chip, Mundt Rd. boat launch - crushed rock improvement; east side fire contract with Mullett Township under discussion, burying electrical wire from pole to township hall to then be resided.

Planning Commission Chairman, Jontz reported they are still investigating high speed internet for entire township, Spectrum may propose installation on west side, discussions continue on size of accessory buildings on a lot with a home or standalone, making it more user friendly.

SITE VISITS: Koviak, Hutto, Reimann, Kihnke – 3 visits each; Jontz – 2 visits.

ZBA MEMBERS COMMENTS: None

NEXT MEETING: Friday, May 28, 2021, at 7:00 p.m.

PUBLIC COMMENT: Gene Hodulik stated that Phase III of the Burt Lake Trail has been approved by MDOT for bid letting in June.

MOTION TO ADJOURN: Motion by Koviak, supported by Jontz..

MOTION APPROVED

Adjourned at 2:50 p.m.

Respectfully submitted,

Carolyn Hodulik
Recording Secretary

