

**BURT TOWNSHIP
ZONING BOARD OF APPEALS
MINUTES
MAY 28, 2021**

The Burt Township Zoning Board of Appeals was called to order by Chair Kim Kihnke on May 28, 2021, at 7:00 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, Cleo & Beth Franco, Roger & Shirley Jacobs, and by phone: Dan Sullivan and Greg Lee, builder.

AGENDA: Correction: Daniel Sullivan, not Dave Sullivan

MOTION: by Reimann, supported by Hutto to approve agenda with correction.

MOTION APPROVED.

Conflict of Interest: None.

APPROVAL OF PRIOR MEETING MINUTES (Friday, April 16, 2021)

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

MOTION APPROVED.

PUBLIC COMMENT – None

PUBLIC HEARINGS:

Cleo & Beth Franco, 849 Stratford Lane, Indian River, MI 49749 is requesting a variance for parcel #120-035-100-003-00 of ordinance 6.0.3 for voluntarily altering a non-conforming structure in order to transform part of an existing lakeside deck into an enclosed sunroom. A second variance of ordinance 3.09 limiting impervious surface to 10% maximum lot coverage was also requested for a driveway completed without a permit..

MOTION: by Koviak, supported by Jontz, to approve the deck and 14 ft. x 16 ft. sunroom as shown on drawings to replace the existing deck, as well as a 3% variance for impervious surfaces for construction of the deck and sunroom and a 13% variance for other impervious surfaces (driveway}.

MOTION APPROVED

MOTION: by Koviak, supported by Jontz, to approve a 6 foot side setback variance for sunroom.

MOTION APPROVED

Reasons: This will be an improvement of the property and does not encroach on the lakeside 75 foot setback.

Dan & Catherine Sullivan, 1317 Greenwood Avenue, Wilmette, IL 60091 request a variance for 5132 West Burt Lake Road, Brutus, MI 49716 (parcel #120-008-200-011-00) for ordinance 6.04.1 to remove existing garage and build a new unattached garage with living quarters on the second floor which makes the total square footage 2400 sq. ft. Ordinance 6.04.1 maximizes the footprint at 1200 sq. ft. but also maximizes total square feet including second floor at 1800 sq. ft.

MOTION: by Jontz, supported by Reimann, to approve a 600 ft. variance for the carriage house.

MOTION APPROVED

Reasons: This does not impact neighbors and does not add to the impervious surfaces, and the old garage will be torn down.

Roger & Shirley Jacobs, 3909 S. Extension Road, Cheboygan, MI 49721 request a variance for parcel #120-013-200-008-00 for ordinance 6.04.2 maximum accessory building as principal use (not to exceed 2400 sq. ft.) to build a 40 ft. X 80 ft. building with a 16 ft. X 80 ft. lean to attached to the west side for a total of 4480 sq. ft. on a 10.5 acre lot.

Because of new proposed ordinances for the size of an accessory building, depending on the property size, the square foot variance will be less than the original request of 2,080 sq. ft. They will also need a second variance for a front setback to comply with ordinance 6.04.2 which currently states that the accessory building must be 133 ft. from the middle of the road or 100 ft. from the road right of way.

MOTION: by Koviak, supported by Reimann to table the variance request for the front setback as it was not requested in the original documentation, until the next meeting on July 16, at 7:00 p.m.

MOTION APPROVED

REPORTS:

Supervisor Koviak reported that “Big Dump Day” is June 19 at the west side transfer station. He is planning that the brining of the gravel roads will take place the end of June or early July. Burt Township is still trying to negotiate a fire agreement for the east side of the lake with Mullett Township.

Jontz, chair of the Planning Commission, reported that Spectrum-Charter’s survey to bring high speed internet to the west side is a very “doable” deal but no answer has been received. As far as funding from the township residents for high speed internet, the commission is holding off on that as it is a very large project that would involve all residents.. Starlink from Elon Musk may be the simple solution. At the latest Planning Commission meeting, discussion involved accessory building sizes based on lot sizes as either a principal use or as a non-principal use. When adopted, this should decrease the number of zoning ordinance variance requests involving pole barns. The Planning Commission has a new planner, Jake Meyer of Beckett and Raeder, who has been invited to the next Planning Commission meeting.

ZONING ADMINISTRATOR: Larson reported that two of three non-permitted driveways now have permits.

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

ZBA MEMBERS COMMENTS: None

PUBLIC COMMENT: None

NEXT MEETING: Friday, July 16, 2021, at 7:00 p.m. at the Burt Township Hall.

MOTION TO ADJOURN: Moved by Reimann, supported by Jontz.

MOTION APPROVED

ADJOURNED: at 8:30 p.m.

RESPECTFULLY SUBMITTED:

Carolyn Hodulik, Recording Secretary