

**BURT TOWNSHIP
ZONING BOARD OF APPEALS
MINUTES
SEPTEMBER 17, 2021**

The Burt Township Zoning Board of Appeals was called to order by Chair Kim Kihnke on September 17, 2021, at 7:00 p.m. at the township hall.

PLEDGE OF ALLEGIANCE: Led by Kim Kihnke

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

ALSO ATTENDING: Jim Larson, Gene Hodulik, Laura Turner, Dustin Hart, Sharyn & Mark Eby

AGENDA: No corrections.

MOTION: by Koviak, supported by Hutto to approve agenda.

MOTION APPROVED.

Conflict of Interest: None.

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

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

MOTION APPROVED.

PUBLIC COMMENT: None

PUBLIC HEARINGS:

Bruce Turner, 9805 Berwick, Livonia, MI 48150 requests a variance for 811 Stratford Lane, Indian River, MI 49749 (parcel #120-035-100-007-00) regarding Article III, Section 3.09 for a side setback variance of 5'. Steven Ball, south side neighbor, gave permission through an email read by Laura Turner. It was stated that there will be a trapdoor access in the new deck extension for pumping the septic.

MOTION: By Koviak, supported by Reimann, for a 5' south side setback variance per the drawing for the new enclosed porch and deck. The reason is that it will be an improvement to the property and no detriment to the neighbors.

MOTION APPROVED

Sharyn G. Eby, 326 Winchester Drive, Saline, MI 48176 requests a variance for 4833 East Burt Lake Road, Cheboygan, MI 49721 (parcel #120-N35-000-018-00) regarding Article III, Section 3.02.3 Dimensional Standards and Building Form and Section 6.02.3 voluntarily altering a non-conforming structure. They wish to renovate the garage to correct outside drainage problem and to have a change in function to remodel it as a recreation room and storage area. A 9' north side setback variance is needed for the non-conforming structure repair. Letters of approval were received from neighbors-- the Blanks, the Brickers, and the Demmers.

MOTION: By Koviak to approve the 9' north side setback variance. The reason is that it will fix the garage drainage issue to the north as well as the 3 positive letters from the neighbors.

MOTION APPROVED

Philip Johnson, 39299 Lanse Creuse, Harrison Township, MI 48045 requests a variance for 6151 Mullett-Burt Road, Cheboygan, MI 49721 (parcel #120-013-200-003-00) regarding Article VI, Section 6.04.3.1 accessory building under 200 square feet must meet side setback of ordinance 6.04.2.1 accessory building as principal use thus requiring a 25' side setback variance. The board concluded that a variance is not needed. The board has asked that the Planning Commission review the setbacks for accessory buildings of less than 200 sq. ft. No zoning permit is needed, and Larson will refund permit money.

OTHER BUSINESS: None

.REPORTS:

Supervisor Koviak reported that the fire agreement with Mullett Township is nearing completion. Corner Store property swap with township property is moving forward in a positive direction..

Planning commission: public hearing on accessory building sizes and acreage requirements was held and approved by the Planning Commission and sent to Cheboygan County Planning Commission for comments before approval by the Burt Township Board.

Zoning Administrator, Larson reports that building permits requests continues to remain very busy.

SITE VISITS: Kihnke-3; Reimann-3, Koviak-3, Hutto-3, Jontz-0

ZBA MEMBERS COMMENTS: None

PUBLIC COMMENT: None

NEXT MEETING: Friday, November 19, 2021, at 2:00 p.m. at the Burt Township Hall.

MOTION TO ADJOURN: Moved by Reimann, supported by Hutto

MOTION APPROVED

ADJOURNED: at 8:09 p.m.

RESPECTFULLY SUBMITTED:

Carolyn Hodulik, Recording Secretary