

**BURT TOWNSHIP
ZONING BOARD OF APPEALS
SPECIAL MEETING
MINUTES
August 4, 2022**

The Burt Township Zoning Board of Appeals was called to order by Chair Kim Kihnke on August 4, 2022, at 7:00 p.m. at the township hall.

PLEDGE OF ALLEGIANCE: Led by Kim Kihnke

ROLL CALL; Kim Kihnke, Harold Koviak, Dave Hutto, Carol Reimann, and Dennis Reimann as alternate

ALSO ATTENDING: William Shepler, Jr., Scott Kennard, Dennis Stillwagoner, Dave Kimble, Jim Larson, Gene Hodulik, and Carolyn Hodulik-Recording Secretary

AGENDA: No corrections.

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

MOTION APPROVED.

CONFLICT OF INTEREST: None

PUBLIC HEARINGS:

William Shepler Jr., 5775 Elm Lane, Harbor Springs, MI 49740 requests 2 variances for 10197 Chickagami Trail, Brutus, MI 49716 (#120-C17-000-035-03) as per Sec. 3.02.3 to construct a new home requiring a two foot variance for overall height of the structure. The ordinance allows for a maximum overall height from the lowest final grade point to the highest point on a structure of 35 feet for a 2 foot overage variance. The second variance of ordinance 3.02.3 allows for a total of 30% coverage of the parcel. Planned percentages are 19.6% for structures and 20.3% for impervious surfaces. A variance of 10% is requested.

MOTION: Made by Dennis Reimann, supported by Carl Reimann to approve a 10% variance on overall lot coverage.

ROLL CALL TAKEN: All members approved.

REASONS: The willingness of the owner to increase the storage capacity of rain runoff by adding a fifth catch basin halfway to the lake on the east side and dig deeper trenches with additional stone base for drainage. This is based on calculations presented and the drawings submitted which are going to be double checked.*

***FOOTNOTE:** Double checking resulted in calculations far exceeding 167 gallons and was 3,450 gallons and a second recalculation was actually 8,142 gallons in the event of a 100 year storm.

MOTION: Made by Koviak, supported by Carl Reimann to approve a 2.0" height overage variance of the standard ordinance.

ROLL CALL TAKEN: All members approved.

REASONS: Neighboring homes are approximately the same height, there is a steep slope to the lot toward the lake, the architect has lowered the roof pitch to 5/12, and there are no objections from the neighbors.

SITE VISITS: All members had visited the site.

ZBA MEMBERS COMMENTS: None

PUBLIC COMMENT: None

NEXT MEETING: Special meeting Friday, August 12, 2022 at 6:00 p.m. at the Burt Township Hall

MOTION TO ADJOURN: Made by Carl Reimann, supported by Dennis Reimann

MOTION APPROVED

MEETING ADJOURNED: At 7:49 p.m.

RESPECTFULLY SUBMITTED:

Carolyn Hodulik, Recording Secretary