Minutes of Burt Township
Zoning Board of Appeals Meeting
September 28, 2012

The regular meeting of the Burt Township Zoning Board of Appeals was called to order by Chair, Katie Parker, on September 28, 2012, at 7 p.m. at the Burt Township Hall, 7029 Birchwood Road, Cheboygan, Michigan.

Members present: Katie Parker (Chair), Gary Street, Dennis Reimann, Harold Koviak, and Kim Kihnke.
Members absent: None
Also attending: Ron Blank, Bob Kopernik, Dan Swantek, and Joyce Hutto-Nolan (Recording Secretary).

Approval of Meeting Agenda
Katie Parker added ZBA Members Comment Period after Approval of Prior Meeting Minutes to the Meeting Agenda.

Motion
Moved by Gary Street and seconded by Dennis Reimann to approve the Meeting Agenda as amended.

Motion unanimously approved.

Approval of Prior Meeting Minutes
Moved by Harold Koviak and seconded by Kim Kihnke to accept the minutes of July 27, 2012, as written.

Motion unanimously approved.

ZBA Members Comment Period

Dennis Reimann requested that he be recused from considering the Bland Family, LLC request for a variance for personal reason and for the Dennis Reimann request for a variance because he is the owner of the property.

Motion
Moved by Harold Koviak and seconded by Kim Kihnke to approve the request of Dennis Reimann to recuse himself as a member of the Burt Township Zoning Board of Appeals for the Public Hearing of the Blank Family, LLC, for personal reasons.

Motion approved: Three yes (Harold Koviak, Kim Kihnke, Katie Parker); One no (Gary Street).

Motion
Moved by Gary Street and seconded by Kim Kihnke to approve the request of Dennis Reimann to recuse himself as a member of the Burt Township Zoning Board of Appeals for the Public Hearing of the Dennis Reimann case because he is the property owner, and to rejoin the board when the two Public Hearings are concluded.

Motion unanimously approved.
Public Comment Period
No public comment.

Public Hearing
Blank Family, LCC, Crump Road, Cheboygan, Michigan. Case #261

Ronald Blank on behalf of the Blank Family, LCC requested a dimensional variance for construction of an accessory structure as a principal use larger than the maximum 1,800 square foot allowed in a Non-Waterfront Residential property as required by the Burt Township Zoning Ordinance Section 6.04.2. Mr. Blank said the reason is the need for storage for equipment and that the building will not be used for commercial purposes. The reason for a large storage building is to provide room for equipment and still have room to move around. Kim Kihnke asked about the measurements and placement of the building on the drawings. The drawings are not to scale and need to be redrawn. Katie Parker asked about the size of the building and Mr. Blank said there are other storage buildings in the area as large as he is requesting. Mr. Blank said the requested building will not be exposed as it will be hidden in the trees. Dan Swantek said he has not received any comments or letters from neighbors for or against the request.

Public Hearing Comments
No Public Hearing Comments.

Public Hearing Comments Closed.

Board Discussion
Harold Koviak said that accurate drawings are needed.
Harold Koviak said that the requested building is within the setbacks and the height of the building is under the maximum height allowed.
Katie Parker said that other oversized accessory building variances have been granted.
Gary Street said that drawings need to be submitted with the correct dimensions showing the legal setbacks and the location of the proposed building as required by the Burt Township Zoning Ordinance.

Motion
Moved by Gary Street and seconded by Harold Koviak to approve a 3,200 square foot pole barn with the maximum height of 14 feet to the eaves to be built on the Blank Family, LLC property, contingent on a revised drawing of the layout showing accurate dimensions where the building will be placed on the property with setbacks. The revised drawing must meet all of the requirements of the Burt Township Zoning Ordinance.
The reason for granting this variance is that the Burt Township Zoning Ordinance 6.04.2(2) allows in this district for this property that at least two 1,800 square foot pole barns may be built, and it is reasonable for the Blank Family, LLC to build one 3,200 square foot pole barn.

Roll Call Vote
Street-yes; Koviak-yes; Kihnke-yes; Parker-yes.
Motion unanimously approved.
Public Hearing
Dennis Reimann, 4751 Crump Road, Cheboygan, Michigan. Case #262

Dennis Reimann requested a variance to enlarge an existing secondary use accessory building at his residence larger than the maximum 1,800 square foot allowed in a Non-Waterfront Residential district as required by the Burt Township Zoning Ordinance Section 6.04.1. Dennis Reimann said he currently has a 1,440 square foot accessory building, and needs more room for his tools and other equipment. Mr. Reimann is requesting a 480 square foot addition to the North side of this building. This addition will have the same roof line.

Motion
Moved by Kim Kihkne and seconded by Katie Parker to approve a variance of 120 square foot for Dennis Reimann to build an addition to his existing 1,440 square foot single accessory building. The reason for granting this variance is that the Burt Township Zoning Ordinance Section 6.04.1 (a) permits a single accessory building not exceeding 1.5 times the maximum size.

Roll Call Vote
Street-yes; Koviak-yes; Kihkne-yes; Parker-yes.
Motion unanimously approved.

Dennis Reimann resumed his position as a member of the board.

Other Business
Katie Parker sent a letter to the Burt Lake Band of Indians and a letter to Mr. Jeff Wiltsie regarding the Indian Road commercial timber cuts advising them in the future to submit a Timber Harvest Plan.

Reports
Dan Swantek, Zoning Administrator
Dan Swantek said he had a concern with the number of portable storage tents being placed on property.

Harold Koviak, Township Board Representative
Harold Koviak said the mileage renewal for roads, fire and operations passed in the primary election.
Bids have been let for the paving of the Burt Township Hall parking lot.
Burt Township has been approved as part of the FEMA National Flood Insurance Program.

Gary Street, Planning Commission Representative
Gary Street said the Burt Township Planning Commission drafted and recommended to the Burt Township Board for approval an ordinance about demolished and dangerous structures.
Gary said Burt Township has passed a resolution in support of keeping Asian Carp out of the Great Lakes.
Public Comment Period
No Public Comment.

Next meeting is December 7, 2012, at 2 p.m.

Motion to Adjourn
Moved by Gary Street and seconded by Harold Koviak to adjourn. Motion unanimously approved.

Meeting Adjourned at 8:15 p.m.

Joyce Hutto-Nolan, Recording Secretary