

WATERSMEET TOWNSHIP ZONING BOARD OF APPEALS  
JULY 13, 2017  
MEETING MINUTES

Approved September 18, 2017

Location: Watersmeet Township Community Center

The meeting was called to order at 6:35 pm; and the Pledge of Allegiance was recited.

Roll Call: B Neumann, P Peterson, J Lomastro, F Duerkop, and J. Mathieson in attendance none absent, no alternate members present

Audience: D. Neumann Zoning Admin, D. Kline Building Inspector. Gary Goska, Eliason Realty, Al Jablonowski, WE Energies

Upon approval of the agenda, Mr. Goska made a presentation dealing with aspects of the request for a zoning variance (on file, Township Clerk). Additional comments were made by Mr. Jablonowski. The requested variance pertained to a land division resulting in two parcels that would not meet the minimum lot size requirements for properties in R-2 zoning districts. The purpose of the land division is to facilitate sale of the property while allowing WE Energies to retain a small portion housing their communications tower and related equipment. The tower is unable to be relocated to WE Energies' new service garage due to air space restrictions associated with the airport in Land O'Lakes, Wisconsin.

No objections were made by the Zoning Administrator.

A motion was made by F Duerkop to grant the variance with a restriction that if the non-conforming lot created by the variance was ever transferred, it had to be to the adjacent property owner. Mr. Peterson supported the motion. In discussion. Mr. Lomastro suggested a "nominal fee" be added. It was decided this was not necessary.

A roll call was taken: an affirmation of the motion to grant the variance was unanimously approved.

The requesting parties left the meeting.

Discussion then centered around the variance request of Brad and Becky Bruce, not in attendance, for variance of the setback required on an L1 lot; to 35' from the allowed 50'. The Zoning Administrator at this time noted that these requesters have not been in compliance with Township zoning requirements for some time, having a non-permitted camping trailer on their lot, and by apparently refusing a Registered letter sent in an effort to bring the situation into compliance. With no representative in attendance, motion was made by Mr Peterson, supported by Mr. Lomastro, to table this variance request. Unanimous consent. Variance request tabled.

The Michigan Court of Appeals in dimensional variance court cases values were read: from Section 12 page 2,3 as contained in the Zoning Board of Appeals Handbook presented to Board members by the Township Attorney.

OLD BUSINESS:

There was an update on the Jenna Olson request for a boathouse restoration project. Discussion between the ZA and Building Inspector revealed that a building permit has been issued.

To complete ZBA organizational needs Mr. Peterson nominated B Neumann as Secretary of the ZBA, supported by Mr. Lomastro, with unanimous consent; Mr. Neumann recused.

The Organizational Minutes of the ZBA of June 19, 2017 were approved: motion by Mr. Duerkop, supported by Mr. Lomastro. Unanimous consent.

Motion to adjourn by Mr. Peterson supported by Mr. Lomastro. Adjourned at 8:25pm

Respectfully submitted: Bill Neumann, Trustee