

WATERSMEET TOWNSHIP COMMUNITY CENTER
WATERSMEET, MI.
ZONING BOARD OF APPEALS
MINUTES OF September 18, 2017

Approved October 18, 2017

The meeting was called to order at 10:00 a.m.

The Pledge of Allegiance was recited.

Roll Call: Members present: B. Neumann, J. Lomastro, F. Duerkop, J. Mathieson
 Members absent: P. Peterson

Quorum requirements satisfied

Requestor present, Mr. Brad Bruce

Topic: variance request for building closer to water than ordinances allow

Also present: D. Neumann, (zoning administrator) S. Anderson (neighbor to Mr. Bruce),
Greg and Yvonne Clark

Agenda change: add to old business a discussion of updates to the denied Pachmeyer variance situation. Agenda accepted

Public comment: Mr. Anderson wanted to know if Realtors must be registered with the Township. Answer; No

Consideration of the B. Bruce request for a variance to the Watersmeet L1 building codes
Mr. Bruce asked to comment on his request: he cannot build what he wants on the site portion of land he owns without a variance, due the narrowness of the peninsula. He would like to build a single story home with basement and exterior decking, with a southern view.
Mr. Bruce was asked about a septic permit: it was explained that there was one but has expired. Also there is no well on the property. There are no submitted site plans for a house, well, or septic system.

Mr Anderson has no objection to Mr. Bruce request.

Board comment and discussion: Mr. Duerkop noted that the ZBA considers "hardship" as a reason to grant variances, this does not appear so and is probably a self-created problem. Mr. Lomastro commented, from the submitted property map, that building in Mr. Bruce preferred place is definitely against ordinance requirements.

Mr. Duerkop moved to issue the variance; the motion died due to lack of support.
Mr. Duerkop moved to deny the variance request, was supported by Mr. Lomastro
Roll Call vote was unanimous to deny. Further Board discussion concluded with a request for more information should Mr. Bruce reapply.

Approval of minutes considered;

The minutes of July 18 as submitted had a date error. It is corrected to June 19, 2017 (part of the minutes that were approved with the correction)

The minutes of July 13, 2017 were corrected to include additional information the ZBA chair felt was germane to the request; information is on file with the Township Clerk.
Minutes accepted as corrected.

Old Business:

- a. Need clearer procedures for enforcing and applying penalties for zoning violations.
ZBA chair will send a letter to the Township Board requesting them.
- b. Information that was communicated to the ZBA chair from the Township lawyer was shared with members. Info is on file with Township Clerk.
- c. The ZBA chair will work on ZBA bylaws appropriate to the Township.
- d. Training for ZBA members will be requested

Discussion ensued concerning ZBA procedures, responsibilities and possible future events.

Motion to adjourn by F. Duerkop, supported by J. Lomastro

Adjourned at 11:14 am

Submitted by B. Neumann, ZBA Sec'y

September 19, 2017