

MINUTES
LONG LAKE TOWNSHIP ZONING BOARD OF APPEALS
LONG LAKE TOWNSHIP HALL
8870 NORTH LONG LAKE ROAD
TRAVERSE CITY MI 49684

TUESDAY, FEBRUARY 2, 2010

1. CALL TO ORDER – The Regular meeting was called to order at 7:00 p.m. by Vice-Chairman Humitz, at the Long Lake Township Hall.
2. ROLL CALL – Board members present: Max Bott (alternate for Howard Geerlings), John Linnerson, Mark Humitz, Ron Lautner. Absent and excused: Bill Kaupas and Howard Geerlings

Township Staff present – Shirley Mesch, Zoning Administrator and Sara Kopriva, Recording Secretary.

Eleven (11) members of the public were present.
3. MINUTES – Graham, Township Attorney, suggested changing Page 3, Item 7., sentence 1. “neighboring properties” to neighboring non-conforming lots”. The sentence would read: “Graham stated that the Zoning Board of Appeals is not allowed to consider the neighboring non-conforming lots when considering this variance as the variance must be based on the individual property.”

Graham also suggested including the General Findings of Fact in the Minutes. Page 3, item 7, end of second paragraph should say “See insert/attached General Findings of Fact”

There being no further concerns, Motion by Lautner, second by Linnerson to approve the Minutes of the January 5, 2010 Regular meeting and Public Hearings, with the above stated corrections, Motion carried.
4. AGENDA: There being no changes, Motion by Bott, second by Linnerson to approve the agenda as presented, Motion carried.
5. CONFLICT OF INTEREST STATEMENT – No conflict of interest declared.
6. PENDING BUSINESS – There was none.
7. NEW BUSINESS – There was none.
8. PUBLIC COMMENT – There was none.

9. REPORTS

A. PLANNING COMMISSION REPRESENTATIVE – MARK HUMITZ

Humitz stated that there was a public hearing for BATA's proposed wind turbine off of M-72 last month and the Planning Commission is working towards finalizing the Draft Zoning Ordinance. One of the last major issues is the rezoning of the Girl Scout property on North Long Lake Road.

B. ZONING ADMINISTRATOR

Mesch said that land use permits were similar to last year and three single family home permits have been issued so far this year. Mesch has sent out the first Dangerous Building letter under the new Dangerous Buildings Ordinance.

C. TOWNSHIP BOARD REPRESENTATIVE

Linnerson discussed how decisions of the Zoning Board of Appeals can be finalized per the Zoning Enabling Act. There could be a decision form signed at the night of the public hearing that would not require a ZBA meeting to approve just the minutes but would start a 30 day clock on the time for an applicant to appeal a ZBA decision to Circuit Court. Mesch is to contact the Township Attorney with this question(s). There was discussion by the ZBA, regarding the need to meet every other month, regardless if there is an application before the ZBA or not, as policy currently stands. Humitz would prefer to discuss both issues when Geerlings and Kaupas are present.

10. CORRESPONDENCE – There was none. Humitz acknowledged the students from West Senior High sitting in the audience.

11. ADJOURNMENT – There being no further business, Motion by Lautner, Second by Linnerson to adjourn the regular meeting at 7:30 p.m. Carried.

Ron Lautner, Secretary
Long Lake Township Zoning Board of Appeals

Sara Kopriva, Recording Secretary
Long Lake Township Zoning Board of Appeals

NOTE: These minutes are subject to amendment and/or corrections prior to their adoption.