DATE POSTED: JULY 30, 2019

LONG LAKE TOWNSHIP ZONING BOARD OF APPEALS
LONG LAKE TOWNSHIP HALL
8870 NORTH LONG LAKE ROAD
TRAVERSE CITY, MI 49685

AGENDA
REGULAR MEETING

WEDNESDAY, AUGUST 7, 2019

1. CALL TO ORDER – 6:00 P.M.
2. ROLL CALL
3. APPROVAL OF AGENDA
4. CONFLICT OF INTEREST STATEMENT (Declare and cite agenda item)
5. APPROVAL OF MINUTES: JULY 2, 2019 REGULAR MEETING
6. PUBLIC COMMENTS (any person may speak for up to 3 minutes.)
7. POSTPONED BUSINESS: NONE
8. PUBLIC HEARING(S)

A) CASE # ZBA 08-19-06: OWNER: JAMES & SUSAN CHILDS. PROPERTY IDENTIFICATION: PROPERTY ID #28-08-023-046-00, SEC. 23, T27N R12W, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, COMMONLY ADDRESSED AS 2227 COVE DRIVE, PARCEL IS ZONED LAKE RESIDENTIAL (LR).

PURPOSE A: TO CONSTRUCT OVER AN EXISTING UNCOVERED DECK A 10’ X 31’ COVERED LAKESIDE PORCH. VARIANCE REQUESTED: (1) A 10-FT VARIANCE FROM THE REQUIRED 50-FT WATERSIDE SETBACK PER SECTION 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SECTION 12.2.2. DISTRICT REGULATIONS, AND SECTION 12.3 DISTRICT REGULATIONS.

PURPOSE B: TO ALLOW FOR RECONSTRUCTION, IF NECESSARY, AS WELL AS TO CONSTRUCT ADDITIONAL AREAS OF DECKING AT BOTH A FIRST STORY LEVEL AND SECOND STORY LEVEL WITHIN THE WATERSIDE SETBACK. PROPERTY OWNERS WISH TO BE ALLOWED A COMPLETED TOTAL OF 734 SQUARE FEET OF DECKING WITHIN THE

Time Posted: ______________
Signature: ______________
WATERSIDE SETBACK. VARIANCES REQUESTED; (2) A 434 SQUARE FOOT VARIANCE FROM THE ALLOWANCE THAT ONLY 300 SQUARE FEET OF DECKING BE ALLOWED IN THE REQUIRED 50-FT WATERSIDE SETBACK PER SECTION 12.3.7. BUILDINGS AND STRUCTURES WITHIN WATERSIDE SETBACK; (3) A 9-FT VARIANCE FROM THE REQUIREMENT THAT A DECK BE NO MORE THAN 5-FT. (60 INCHES) IN HEIGHT IN THE WATERSIDE SETBACK PER SECTION 12.3.7. BUILDINGS AND STRUCTURES WITHIN WATERSIDE SETBACK; (4) A 3’ SIDE YARD VARIANCE FROM THE REQUIRED 15’ SIDE YARD SETBACK PER SECTION 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SECTION 12.2.2. DISTRICT REGULATIONS, AND SECTION 12.3. DISTRICT REGULATION AND SECTION 12.3.7. BUILDINGS AND STRUCTURES WITHIN WATERSIDE

1) OPEN THE PUBLIC HEARING (STATE THE TIME)
2) CONFLICT OF INTEREST STATEMENT.
3) PRESENTATION OF REQUEST, AS RECEIVED BY STAFF
4) COMMENTS AND EXPLANATIONS BY APPLICANT
5) OPEN PUBLIC HEARING TO PUBLIC COMMENT (Any person may speak for up to 3 minutes.).
6) CLOSE THE PUBLIC HEARING TO PUBLIC COMMENT
7) QUESTION/DISCUSSION BY THE ZBA.
8) DELIBERATION BY ZBA.
9) DISPOSITION BY THE ZBA; APPROVE, APPROVE WITH CONDITIONS AND/OR RECOMMENDATION, POSTPONE, DENY. ALL STATED WITH FINDINGS OF FACT, CONDITIONS AND RECOMMENDATIONS.

B) CASE # ZBA 08-19-07: OWNER: TIMOTHY ARCHER & JANICE DENNY. PROPERTY IDENTIFICATION: PROPERTY ID #28-08-026-071-00, SEC. 23, T27N R12W, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, COMMONLY ADDRESSED AS 7765 OUTER DRIVE SOUTH, PARCEL IS ZONED LAKE RESIDENTIAL (LR).
PURPOSE A: TO DEMOLISH AN EXISTING SINGLE FAMILY DWELLING AND CONSTRUCT A NEW 35’ X 38’ SINGLE FAMILY DWELLING WITH A 6’ X 4’ COVERED FRONT PORCH AND A PROPOSED UNCOVERED WATERSIDE DECK UNDER 300 SQ. FT. VARIANCES REQUESTED: (1) A 3-FT VARIANCE FROM THE REQUIRED 15-FT SIDE YARD SETBACK PER SECTION 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SECTION 12.2.2. DISTRICT REGULATIONS, AND SECTION 12.3 DISTRICT REGULATIONS AND SECTION 12.3.7. BUILDINGS AND STRUCTURES WITHIN WATERSIDE SETBACK; (2) A 26’ VARIANCE FROM THE REQUIRED 50’ FRONT YARD SETBACK PER SECTION 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SECTION 12.2.2. DISTRICT REGULATIONS, AND SECTION 12.3. DISTRICT REGULATIONS; (3) A 1,500 SQUARE FOOT VARIANCE FROM THE REQUIREMENT THAT IN ORDER TO HAVE 300
SQUARE FEET OF DECKING WITHIN THE 50-FT WATERSIDE SETBACK
THERE MUST BE 1,500 SQUARE FEET OF NATIVE VEGETATION PER
SECTION 12.3.7. BUILDINGS AND STRUCTURES WITHIN WATERSIDE
SETBACK.

1) **OPEN THE PUBLIC HEARING** (STATE THE TIME):
2) CONFLICT OF INTEREST STATEMENT:
3) PRESENTATION OF REQUEST AS RECEIVED BY STAFF:
4) COMMENTS AND EXPLANATION BY APPLICANT.
5) OPEN PUBLIC HEARING TO PUBLIC COMMENT (Any person may
speak for up to 3 minutes):
6) **CLOSE THE PUBLIC HEARING TO PUBLIC COMMENT:**
7) QUESTIONS/DISCUSSION BY THE ZBA:
8) DELIBERATION BY ZBA:
9) DISPOSITION BY THE ZBA; APPROVE, APPROVE WITH
CONDITIONS AND/OR RECOMMENDATION, POSTPONE, DENY,
ALL STATED WITH FINDINGS OF FACT, CONDITIONS AND
RECOMMENDATIONS.

9. PENDING BUSINESS: NONE

10. NEW BUSINESS: NONE

11. PUBLIC COMMENT (Any person may speak for up to 3 minutes.)

12. REPORTS

   A. PLANNING COMMISSION REPRESENTATIVE
   B. ZONING ADMINISTRATOR
   C. TOWNSHIP BOARD REPRESENTATIVE

13. CORRESPONDENCE

14. ADJOURNMENT

IF YOU ARE PLANNING TO ATTEND THE PUBLIC MEETING AND REQUIRE
REASONABLE, SPECIAL ASSISTANCE, PLEASE CONTACT CAROL HOFFMAN,
TOWNSHIP CLERK AT (231) 946-2249, (T.D.D. 1-800-649-3777) AT LEAST TWO
DAYS PRIOR TO THE SCHEDULED MEETING DATE.

PUBLIC COMMENT/INPUT POLICY

Any person shall be permitted to address a meeting of the Long Lake Township Zoning Board of
Appeals, which is required to be open to the public under the provisions of the Michigan Open
Meetings Act, as amended. (MCLA 15.261, et. seq.) Public comment shall be carried out in
accordance with the following Commission Rules & Procedures:
1. Any person may speak for up to 3 minutes during the public comment portion of the meeting. Groups of +10 have the option of selecting a spokesperson, who may speak for up to 15 minutes.

2. Any person may make a video or audio recording of the meeting. Standing equipment, cords, or portable microphones must be located to the right side of the meeting room for safety and so as not to block audience view.