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DATE POSTED: OCTOBER 25, 2016

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

AGENDA  
REGULAR MEETING

TUESDAY, NOVEMBER 1, 2016

1. CALL TO ORDER – 6:00 P.M.
2. ROLL CALL
3. ELECTION OF OFFICERS
4. APPROVAL OF AGENDA
5. CONFLICT OF INTEREST STATEMENT (Declare and cite agenda item)
6. APPROVAL OF MINUTES: OCTOBER 4, 2016 REGULAR MEETING
7. PUBLIC COMMENTS (any person may speak for up to 3 minutes.)
8. POSTPONED BUSINESS: NONE
9. PUBLIC HEARING(S)
  - A) CASE #ZBA 11-16-11. OWNER: MICHAEL & LYNN HUFFMAN.  
PROPERTY IDENTIFICATION: PROPERTY ID #28-08-255-038-00, SEC. 27, T27N R12W, PENINSULA ESTATES, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, COMMONLY ADDRESSED AS 1339 W. OUTER DRIVE, PARCEL IS ZONED LAKE RESIDENTIAL (LR). PROPOSED: TO DEMOLISH AN EXISTING SINGLE FAMILY DWELLING AND DETACHED GARAGE AND BUILD A NEW SINGLE FAMILY DWELLING WITH AN ATTACHED GARAGE. VARIANCE REQUESTED: A 4-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.

1) **OPEN THE PUBLIC HEARING (STATE THE TIME)**

Time Posted: \_\_\_\_\_

Signature: \_\_\_\_\_

Karen Rosa, Supervisor • Carol Hoffman, Clerk • Patricia Mehney, Treasurer

John Linnerson, Trustee • Duane Schaub, Trustee • Dave Garvin, Trustee • Dan Wagner, Trustee

AGENDA OF REGULAR MEETING  
LONG LAKE TOWNSHIP ZONING BOARD OF APPEALS  
TUESDAY, NOVEMBER 1, 2016

- 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 11-16-12. OWNER: D&K CONDOMINIUM. APPLICANT: DAVID AND MARY JABLONSKI. PROPERTY IDENTIFICATION: PROPERTY ID #28-08-708-002-00, SEC. 27, T27N R12W, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, COMMONLY ADDRESSED AS 7803 HILLSIDE DRIVE, PARCEL IS ZONED LAKE RESIDENTIAL (LR). PROPOSED: TO ADD A SECOND STORY TO AN EXISTING CONDO CONVERSION UNIT. VARIANCE REQUESTED: (1) A 15'8" VARIANCE FROM THE REQUIRED MINIMUM 35-FT WATERSIDE SETBACK PER SECTION 5.3.2 NONCONFORMING BUILDINGS; (2) A 4'3"FT VARIANCE FROM THE REQUIRED MINIMUM 10-FT SIDE YARD SETBACK PER SECTION 5.3.2 NONCONFORMING BUILDINGS.

1) HEARING PROCEDURE SAME AS 8.A) ABOVE

10. PENDING BUSINESS: NONE
11. NEW BUSINESS: NONE
12. PUBLIC COMMENT (Any person may speak for up to 3 minutes.)
13. REPORTS
  - A. PLANNING COMMISSION REPRESENTATIVE
  - B. ZONING ADMINISTRATOR
  - C. TOWNSHIP BOARD REPRESENTATIVE
14. CORRESPONDENCE
15. 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.