

DATE POSTED: DECEMBER 22, 2020

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

AGENDA
REGULAR MEETING

TUESDAY, JANUARY 5, 2021

PLEASE TAKE NOTE – TO BE IN COMPLIANCE WITH STATE LEGISLATION & MDHHS ORDERS REGARDING COVID-19, THIS MEETING IS PLANNED TO BE VIRTUAL ONLY UNLESS MDHHS ORDERS CHANGE ALLOWING FOR IN PERSON MEETINGS. IF MDHHS ALLOW FOR IN PERSON MEETINGS, AND YOU CHOOSE TO ATTEND, YOU WILL BE

REQUIRED TO ADHERE TO MEASURES INTENDED TO REDUCE THE POSSIBILITY OF SPREADING COVID-19 (SOCIAL DISTANCING & A MASK)

YOU MAY ALSO JOIN BY PHONE + 1-408-418-9388 US TOLL
MEETING NUMBER: 132 591 7328 * PASSWORD: 56337487

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: NOVEMBER 5, 2020, REGULAR MEETING
6. PUBLIC COMMENTS (any person may speak for up to 3 minutes.)
7. POSTPONED BUSINESS: NONE
8. PUBLIC HEARING
 - A) CASE #ZBA 01-21-01. OWNER: JOANN SHEMWELL. PROPERTY IDENTIFICATION: PROPERTY ID #28-08-166-031-00, SEC. 20, T27N R12W, LOT 31, HEATHER RIDGE #2, LONG LAKE TOWNSHIP, GRAND TRAVERSE

COUNTY, COMMONLY ADDRESSED AS 2511 VIRGINIA AVENUE, PARCEL IS ZONED LOW DENSITY RESIDENTIAL (LDR).

AFTER-THE-FACT: CONSTRUCTED A 9' X 48' X 9' X 33' WRAP-AROUND COVERED PORCH. VARIANCE REQUESTED: A 23.3-FT VARIANCE FROM THE REQUIRED 50-FT FRONT YARD SETBACK PER SECTION 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SECTION 10.2.2. DISTRICT REGULATIONS, AND SECTION 10.3 DISTRICT REGULATIONS

- 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 01-21-02. OWNER: JOSEPH & JAIME ESPER. PROPERTY IDENTIFICATION: PROPERTY ID #28-08-353-040-00, SEC. 9, T27N R12W, LOT 40, WEATHERWOOD LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, COMMONLY ADDRESSED AS 4493 WEATHERWOOD DRIVE, PARCEL IS ZONED LOW DENSITY RESIDENTIAL (LDR).

PURPOSE: TO CONSTRUCT A 24' X 30' DETACHED GARAGE. VARIANCE REQUESTED: A 30-FT VARIANCE FROM THE REQUIRED 50-FT FRONT YARD SETBACK PER SECTION 2.6. SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SECTION 10.2.2. DISTRICT REGULATIONS, AND SECTION 10.3. DISTRICT REGULATIONS.

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

C) CASE #ZBA 01-21-03. OWNER: BRIDGET CALLAGHAN AND JEFF SWESKY. PROPERTY IDENTIFICATION: PROPERTY ID #28-08-015-015-01, SEC. 15, T27N R12W, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY,

COMMONLY ADDRESSED AS 2977 FOREST LODGE DRIVE, PARCEL IS ZONED LAKE RESIDENTIAL (LR).

PURPOSE: TO CONSTRUCT A 26' X 32' ONE-STORY DETACHED ACCESSORY BUILDING. VARIANCES REQUESTED: (1) A 30-FT VARIANCE FROM THE REQUIRED 50-FT FRONT YARD SETBACK FROM AN INGRESS/EGRESS EASEMENT PER SEC. 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SEC. 12.2.2. DISTRICT REGULATION, SEC. 12.3. DISTRICT REGULATIONS; (2) A 25-FT VARIANCE FROM THE REQUIRED 50-FT FRONT YARD SETBACK FROM FOREST LODGE RD. PER SEC. 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SEC. 12.2.2. DISTRICT REGULATION, SEC. 12.3. DISTRICT REGULATIONS.

- 9) **OPEN THE PUBLIC HEARING** (STATE THE TIME)
- 10) CONFLICT OF INTEREST STATEMENT.
- 11) PRESENTATION BY STAFF
- 12) OPEN PUBLIC HEARING TO PUBLIC COMMENT (Any person may speak for up to 3 minutes.).
- 13) **CLOSE THE PUBLIC HEARING TO PUBLIC COMMENT**
- 14) QUESTION/DISCUSSION BY THE ZBA.
- 15) DELIBERATION BY ZBA.
- 16) 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.**