

DATE POSTED: NOVEMBER 1, 2017

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

AGENDA
REGULAR MEETING

WEDNESDAY, NOVEMBER 8, 2017

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 5, 2017 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 11-17-06. OWNER: WAYNE E. WADDINGTON TTEE AND DOROTHY ALICE WADDINGTON TRUST, APPLICANT: GERALD STOERKEL OF GERALD & SON CONSTRUCTION. PROPERTY IDENTIFICATION: PROPERTY ID #28-08-021-059-00, SEC. 21, T27N R12W, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, COMMONLY ADDRESSED AS 2585 CRESCENT SHORES DRIVE, PARCEL IS ZONED LAKE RESIDENTIAL (LR). AFTER-THE-FACT: REMOVAL OF BEARING WALLS AND REPLACEMENT WITH NEW BEARING WALLS, REBUILDING A NON-CONFORMING STRUCTURE. VARIANCE REQUESTED: 1) A 26-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; 2) AN 12-FT VARIANCE FROM THE REQUIRED 15-FT SIDE YARD SETBACK PER SECTION SECTION 2.6. SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SECTION

Time Posted:_____

Signature:_____

12.2.2. DISTRICT REGULATIONS, AND SECTION 12.3. DISTRICT REGULATIONS; AND 3) A 380 SQ. FT. VARIANCE FROM THE REQUIRED MINIMUM FLOOR AREA OF 960 SQ. FT. 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)
- 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.

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:

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- 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.**