

DATE POSTED: JUNE 26, 2018

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

AGENDA
REGULAR MEETING

TUESDAY, JULY 3, 2018

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: MAY 1, 2018 REGULAR MEETING
6. PUBLIC COMMENTS (any person may speak for up to 3 minutes.)
7. POSTPONED BUSINESS: NONE
8. PUBLIC HEARING
 - A) CASE #ZBA 07-18-07. OWNER: BERNARD & PATRICIA GALLAGHER.
PROPERTY IDENTIFICATION: PROPERTY ID #28-08-036-011-10, SEC. 36,
T27N R12W, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY,
COMMONLY ADDRESSED AS 6902 FISHING SITE RD., PARCEL IS ZONED
LOW DENSITY RESIDENTIAL (LDR).
PURPOSE: TO CONSTRUCT A 24' X 22.5' ADDITION TO AN EXISTING
ATTACHED GARAGE. VARIANCE REQUESTED: A 7-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 07-18-08. OWNER: PAUL & JANET ERLANDSON. PROPERTY IDENTIFICATION: PROPERTY ID #28-08-023-014-00 & PARTIAL 28-08-023-016-00, SEC. 23, T27N R12W, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, COMMONLY ADDRESSED AS 2713 OLD FARM LANE, PARCEL IS ZONED LAKE RESIDENTIAL (LR).
PURPOSE: TO CONSTRUCT AN 18' X 29' ADDITION TO AN EXISTING DETACHED GARAGE. VARIANCE REQUESTED: A 14-FT VARIANCE FROM THE REQUIRED 50-FT 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
- 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 06-18-05. OWNER: NPFMF LLC (NICHOLAS FARRUGIA). PROPERTY IDENTIFICATION: PROPERTY ID #28-08-009-040-01, SEC. 9, T27N R12W, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, COMMONLY ADDRESSED AS 9374 N. LONG LAKE ROAD, PARCEL IS ZONED LOW DENSITY RESIDENTIAL (LDR).
PURPOSE: TO CONSTRUCT A 28' X 76' ONE-STORY RESTAURANT ADDITION WITH ROOF DECK THAT WILL INCLUDE ADDITIONAL SEATING TO AN EXISTING GENERAL STORE AND GAS STATION. VARIANCES REQUESTED FOR RESTAURANT: (1) A 41.4-FT VARIANCE FROM THE REQUIRED 50-FT FRONT YARD SETBACK PER SEC. 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SEC. 10.2.2. DISTRICT REGULATION, SEC. 10.3.
PURPOSE: OWNER WOULD LIKE TO ASPHALT 25 ADDITIONAL PARKING SPACES TO ACCOMMODATE THE PROPOSED RESTAURANT. VARIANCES

REQUESTED FOR ASPHALT PARKING: (2) A 14' VARIANCE FROM THE REQUIRED 40-FT REAR YARD SETBACK PER SEC. 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SEC. 10.2.2. DISTRICT REGULATION, SEC. 10.3. DISTRICT REGULATIONS, AND SEC. 25.3.2.I. OFF-STREET PARKING SITE DEVELOPMENT REQUIREMENTS; (3) A 7.5' VARIANCE FROM THE REQUIRED 15-FT SIDE YARD SETBACK PER SEC. 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SEC. 10.2.2. DISTRICT REGULATION, SEC. 10.3. DISTRICT REGULATIONS, AND SEC. 25.3.2.I. OFF-STREET PARKING SITE DEVELOPMENT REQUIREMENTS; (4) A 39.5' VARIANCE FROM THE REQUIRED 50-FT FRONT YARD SETBACK PER SEC. 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SEC. 10.2.2. DISTRICT REGULATION, SEC. 10.3. DISTRICT REGULATIONS, AND SEC. 25.3.2.I. OFF-STREET PARKING SITE DEVELOPMENT REQUIREMENTS;
PURPOSE: CONSTRUCT A 7' HIGH WALL ON THE EAST SIDE TO CONCEAL AN EXISTING ABOVE GROUND FUEL TANK STORAGE AREA. VARIANCES REQUESTED FOR CONSTRUCTION OF WALL: (5) A 10.5-FT VARIANCE FROM THE REQUIRED 50-FT FRONT YARD SETBACK PER SEC. 2.6 SCHEDULE OF DISTRICT REGULATIONS FOR PRIMARY STRUCTURES, SEC. 10.2.2. DISTRICT REGULATION, SEC. 10.3. AND SECTION 4.12.1.B. FENCES, WALLS AND DECORATIVE FENCES; (6) A 1-FT VARIANCE FROM THE REQUIREMENT THAT WALLS SHALL NOT EXCEED 6-FEET IN HEIGHT PER SECTION 4.12.2.A. FENCES, WALLS AND DECORATIVE FENCES

- 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

9. PENDING BUSINESS: NONE

10. NEW BUSINESS: ELECTION OF OFFICERS

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.**