

A legally advertised meeting was called to order in the Denton Township Hall by Chairman Lloyd Bonzo at 9:30 a.m.

Board Members Present: Chairman Lloyd Bonzo, Lynn Baese, Kent Straub, Morry McLain and Gail Kukuk.

Board Members Absent: None.

Others Present: Paul & Janice Parker, Dean Utecht, Tim Bowers, Shane Savercool, Rick Tift representing Stephen Kellogg, Zoning Administrator Rachael Barnes and Secretary Theresa Wagner.

Motion by Straub supported by Baese to approve the minutes of the last Zoning Board of Appeals meeting held November 9, 2017.

Ayes 5 Nays 0 Motion Carried.

Chairman Bonzo read the following guidelines to be followed:

The Zoning Administrator will give the staff presentation.

The applicant or his agent will state his case fully and furnish the Zoning Board of Appeals with pertinent information concerning this request.

Following the presentation by the applicant, comments from the audience will be accepted under the following guidelines:

1. All statements or questions from the floor must be directed through the Chairperson.
2. Presentations from the floor will be limited to 5 minutes or less.
3. Each person making a statement will be asked to state their name and address.
4. The Zoning Board reserves the right to question any speaker.
5. Be as brief and factual as possible.
6. Please refrain from repeating what has been said before and please do not involve personalities.
7. Those in favor of the request will be heard first.
8. Those opposing the request will be heard last.

At the conclusion of the floor presentations, the chairperson will close the meeting to the public, and the Zoning Board will deliberate the matter and arrive at a decision at today's meeting. (Copies of these rules are available on the table).

Case #2017-012ZBA.

Paul & Janice Parker of 116 Seventh St., Prudenville (#72-003-370-150-0000) requested site plan approval to build a new 1 ½ story home, placing it 7.5 ft. from the rear yard lot line.

Dean Utecht of Arrow Homes stated the original home was demoed earlier this year, planning to rebuild a new home on the lot. When abiding by the Denton Township Zoning Ordinance, it would only leave a 19 ft. strip of lot to rebuild the new home. This leaves the lot non-buildable for a new home.

Zoning Administrator Rachael Barnes stated there were 3 letters and one phone call from neighbors stating they are in favor of the request.

Chairman Bonzo asked for comments from the floor for or against the request. There were none.

The meeting closed to the floor at 9:36 a.m.

Chairman Bonzo asked for comments from the Board.

Baese stated all the homes in this neighborhood are very close together and most look like they are encroaching on the required setbacks. He feels that if the home were to be set back further, it would not fit in with the neighborhood. For this reason, and the fact that the correspondence from the neighbors are unopposed to the request, he would be in favor of the request as presented.

The Board concurred. Discussion followed on EMS vehicle access, etc.

After discussion,

Motion by Baese supported by Straub to approve the request for Paul & Janice Parker of 116 Seventh St., Prudenville (#72-003-370-150-0000), to build a new 1 ½ story home with a 7 ft. 6 inch rear yard setback. All other setback requirements are met.

Ayes 5 Nays 0 Motion Carried.

Case #2017-013ZBA.

Stephen Kellogg of 323 Burrill Drive B, Prudenville (#72-003-320-073-0000) requested approval to demo an existing one story attached garage and rebuild a two story attached garage in the exact same footprint, requesting a 3.25 ft. setback on the side lot line and a 8.91'/20.79' setback from the front.

Rick Tift, builder, stated they would have liked to build a second story addition on the existing attached garage, but the footings would not hold a two story structure. The new attached garage will be in the exact footprint of the original attached garage. He also stated the alley is not maintained by the Roscommon County Road Commission. It is an alley for the use of those who live on it, and is maintained by them as well.

There was no correspondence on this case.

Chairman Bonzo asked for comments from the floor for or against the request. There were none.

The meeting closed to the floor at 10:05 a.m.

Chairman Bonzo asked for comments from the Board.

McLain stated it is difficult for homeowners in this community to improve their homes because of the many homes were built so closely together prior to zoning. For this reason, he feels it is a hardship.

Straub stated it is already a non-conforming lot, and being in agreement with the comments already made, he is not opposed to the request as presented. The Board concurred.

After discussion,

Motion by Straub supported by McLain to approve the request for Stephen Kellogg of 323 Burrill Drive B, Prudenville (#72-003-320-073-0000) to demo an existing one story attached garage and rebuild a two story attached garage in the exact same footprint, requesting a 3.25 ft. setback on the side lot line and a 8.91'/20.79' setback from the front as requested

Ayes 5 Nays 0 Motion Carried.

There being no further business,

The meeting adjourned at 10:08 a.m.

Respectfully submitted,

Theresa M. Wagner, Secretary