

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, Gail Kukuk, Lynn Baese, Carl Seils and Morry McLain.

Board Members Absent: None.

Others Present: Karen & Dennis Morrissey, Bob Spaulding, Acting Zoning Administrator Kim Akin and Acting Secretary Carol A. Asher.

Motion by Kukuk supported by McLain to approve the minutes of the last Zoning Board of Appeals meeting held April 13, 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).

Supervisor Bob Spaulding informed the Zoning Board of Appeals that Aleisha Hepfer has resigned as Zoning Administrator. Kim Akin will be Acting Zoning Administrator in the interim until a new person is hired for the position. Spaulding left the meeting at 9:35 a.m.

Case #2017-003ZBA.

Dennis and Karen Morrissey requested a 16 ft. rear (roadside) lot line variance to build a 16' x 14' shed, not to exceed the roofline of the home, on property located at 118 Shawnee Trail, Prudenville (72-003-214-171-0000).

Acting Zoning Administrator Kim Akin stated the property is zoned Lakefront Residential. The house is located midway through the property but extends closer to the rear (roadside) of the property than the front (canal) and does not allow enough room for a shed with current setback requirements. Mr. Morrissey inquired on a shed last fall, after already purchasing it, and was told they could not place it at the location because of setback restrictions. He inquired again this spring, and was told the same. They are exercising their right to request a variance. Granting the variance would also cause concern for damage with snow plowing.

Mr. Morrissey stated they moved to this home in September 2016 due to health issues. They did their research on the zoning and met with former Zoning Administrator Aleisha Hepfer on three (3) separate occasions for clarification. He found the zoning ordinance very confusing. They would like to keep the shed where it is, and will make it attractive and adhere to the neighborhood guidelines.

Three (3) letters were received and read. Four (4) residents in favor of the request, one (1) resident against it.

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

The meeting closed to the floor at 9:55 a.m.

Chairman Bonzo asked for comments from the Board.

Baese stated that although it is unfortunate that the house is not closer to the water, he is not in favor of the variance as requested. The Board concurred.

After discussion,

Motion by Kukuk supported by Baese to deny the request of Dennis and Karen Morrissey for a 16 ft. rear (roadside) lot line variance to build a 16'x 14' shed, not to exceed the roofline of the home, on property located at 118 Shawnee Trail, Prudenville (72-003-214-171-0000) as requested.

Ayes 5 Nays 0 Motion Carried.

Mr. and Mrs. Morrissey were informed they have 21 days from the date of approval of minutes to appeal to circuit court on this decision, if they wish to do so.

The following alternative options were discussed:

- Build an 8'x 16' shed
- Add onto the home
- Add a lean-to

After discussion,

Motion by Seils supported by McLain to approve a 9 ft. rear (roadside) lot line variance to build an 8'x 16' shed on property located at 118 Shawnee Trail.

Ayes 4 Nays 1 Motion Carried.

There being no further business,
The meeting adjourned at 10:15 a.m.

Respectfully submitted,

Carol A. Asher, Acting Secretary