

A legally advertised meeting was called to order in the Denton Township Hall by Chairman Lloyd Bonzo at 9:35 a.m.

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

Board Members Absent: Morry McLain.

Others Present: Aaron and Lynn Jones, Gary Stefanko, Zoning Administrator Rachael Barnes and Secretary Theresa Wagner.

Motion by Baese supported by Kukuk to approve the minutes of the last Zoning Board of Appeals meeting held September 29, 2017.

Ayes 4 Nays 0 Absent 1 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 #2017-011ZBA.

Aaron and Lynn Jones requested site plan approval to demo the existing home at 138 Sixteenth Street (72-003-318-037-0000) and rebuild it within the original footprint. In order to meet current zoning requirements, this would require a 10 ft. front variance on Sixteenth Street and a 13 ft. variance on the rear lot line.

Zoning Administrator Rachael Barnes stated the property is zoned Lakefront Residential. The home would maintain the same setbacks that already exist on the existing home of 10 ft. on Sixteenth Street and 13 ft. off the rear lot line. The side setback is maintained, and it meets the 7'6" requirement. The new home would be moved back off of Dogwood Drive to meet the 25 ft. setback requirement.

Mr. Jones stated the property borders two roads, requiring two (2) front setbacks. He would like to create a safe zone for his grandchildren in his front yard, therefore would like to push the house back and meet the 25 ft. front yard setback off of Dogwood Drive. Discussion followed.

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

There was no correspondence/phone calls received on this case.

The meeting closed to the floor at 9:43 a.m.

Chairman Bonzo asked for comments from the Board.

Baese stated it is a good size lot, and sees where Dogwood Drive does curve into Mr. Jones' lot. With Mr. Jones staying within the original footprint of the existing home, and all other circumstances involved, he would be in favor of the request as submitted.

Straub stated after reviewing the property, he can see why they are requesting this plan. He is in favor of the request.

Kukuk asked about the location of the well, just as a reminder to place it where it will be able to be serviced if ever needed, without the need to trespass on a neighbor's property. Mr. Jones concurred. Kukuk stated she has no objection to the request as presented because she feels it is a hardship and will make an improvement to the property.

Chairman Bonzo stated he also feels it is a hardship, and the proposed home will stay in line with other homes down the street.

After discussion,

Motion by Baese supported by Kukuk to approve the site plan review for Aaron and Lynn Jones to demo the existing home at 138 Sixteenth Street (72-003-318-037-0000) and rebuild it within the original footprint with the following variances, as presented:

1. 10 ft. variance off of Sixteenth Street
2. 13 ft. variance on the rear lot line
3. Maintain a 7 ft. 6 in. setback on the side lot line
4. Maintain a 25 ft. setback off Dogwood Drive

Ayes 4 Nays 0 Absent 1 Motion Carried.

Revisit - Case #2014-001ZBA.

Zoning Administrator Barnes asked for some direction/clarification on Case #2014-001ZBA held on May 9, 2014, Robert & Karen Laza, property #72-003-705-038-0000, located at 615 Old Trail Drive, Houghton Lake. Discussion followed on the fact that construction on this addition is still not completed after 3 ½ years. It appears Mr. Laza work on it only periodically, leaving it in a state of continual construction. It was also addressed that the basement portion of the plan was not discussed at the meeting at all. The height variance was discussed but not included in the motion of the case. Discussion followed.

Motion by Baese supported by Straub to approve the original site plan "as drawn and submitted" (see attached) which officially includes the basement area and the 6 ft. height variance. The project must be completed in its entirety by November 1, 2018. NO further extensions will be given.

Ayes 4 Nays 0 Absent 1 Motion Carried.

2018 Meeting Dates Set.

Motion by Baese supported by Kukuk to approve the 2018 Zoning Board of Appeals meeting dates for the 2nd Friday of each month unless at which time there are no cases to be heard on that date, as presented.

Ayes 4 Nays 0 Absent 1 Motion Carried.

There being no further business,

The meeting adjourned at 10:28 a.m.

Respectfully submitted,

Theresa M. Wagner, Secretary