

GRAYLING CHARTER TOWNSHIP ZONING BOARD OF APPEALS  
MEETING AND PUBLIC HEARING MINUTES  
OCTOBER 15, 2018

1. 7:00 meeting called to order by Chair French.
2. Pledge of allegiance.
3. Roll call:  
Present – Cox, French, J. Zalobsky, K. Olson & C. McClain  
Also present – Petitioner representative Larry King, Ryan Bauer, Russ Dubois and Lacey Stephan as recording secretary.
4. Motion by Cox support by J. Zalobsky to approve minutes from October 1, 2018. Four ayes. One abstain (absent). Motion carried.  
J. Zalobsky explained she owns property in AuSable Woods and asked board to approve her participation on case #18-08.  
Board discussed and approved of her participation.
5. Open public hearing close regular meeting.  
Chair explains the formation, powers and duties of the zoning board of appeals and the public procedure to be followed. All members were present. Chair explains that a majority of three votes is needed to take action. Variances are granted to the property, not to the owner. Chair reads 125.3606 MCL concerning appeals. An appeal under this section shall be filed within 30 days after the zoning board of appeals certifies its decision in writing or approves the minutes of its decision. Appeals of zoning decisions are made in circuit court.  
Basic Conditions: Motion by J. Zalobsky support by K. Olson that all conditions have been met 23.14.1 a-d. All ayes. Motion carried.  
Special Conditions: Motion by Cox support by J. Zalobsky that at least one of the special conditions has been met 23.04.2 a & c. All ayes. Motion carried.  
Administrative Standards: Motion by K. Olson support by J. Zalobsky administrative standards have been met 21.01 a-o. All ayes. Motion carried.
6. Case # 18-08                      Request for variance  
Petitioner:                      AuSable River Property Owners Association  
Address:                            3360 Rose Lane  
    Grayling, Mi 49738  
Location address:                3360 Rose Lane  
    Grayling, Mi 49738  
Property ID #                      040-45-140-01-000-00  
Location:                            SEC 28, T27N, R3W  
Zoning:                              NRD/R-3  
Lot size:                             .68 Acre +or-  
Request:                             Requesting a 58' front variance, 43' rear setback variance, and 37' side setback variance. Clubhouse destroyed by fire and foundation damaged

beyond repair. Asking for variance to rebuild on same footprint. East Branch of AuSable River in Natural River District.

ZBA 10-15-18

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Non-conformances: non conformances: house front, rear and side setback.  
Zoning justification: Ordinance 2010-02, Section, 23.04C.1.B and 2.B 16.05 B.

Petitioner explains it was determined the foundation was damaged beyond repair. Board had some questions for petitioner.

7. Close public hearing and open regular meeting.  
Board discussed case.

Motion by Cox support by K. Olson to approve as presented. All ayes. Motion carried. (work sheets on file)

8. No other matters.
9. Motion by Cox support by J. Zalobsky to adjourn. All ayes, motion carried.