

GRAYLING CHARTER TOWNSHIP ZONING BOARD OF APPEALS
MEETING & PUBLIC HEARING
MAY 17, 2021 MINUTES

1. 7:00 P.M. Call to order.
2. Pledge of allegiance.
3. Roll Call:
Present – J. Zalobsky, French, Cox and LaFontaine
Absent – C. McClain
Others – Phil & Brenda Chilcote, Tena & Bob Dixon, Tim & Lisa Neeb, Tanya & Randall Stephens, Chuck Spencer and Supervisor Lacey Stephan III as recording secretary.
4. Chair explains the formation, powers and duties of the zoning board of appeals and the public procedure to be followed. Four 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.
5. Chair opens public hearing and closes regular meeting.

Case # 21-04	Request for variance
Petitioner:	Tim and Lisa Neeb
Address:	1122 Tupper Lake St. Lake Odessa 48849
Local Address	2170 Donata Ave. Grayling, MI 49738
Property ID #	040-44-022-11-040-02
Location	S22 T27N R3W
Zoning:	R-3 General Residential Association
Lot size:	2.5 acres+-
Request:	Requesting 30' front variance, 176 SQFT size variance, and variance to build an outbuilding in front of residence.
Non-conformances:	Ordinance 2018-01, Article 3. Section 3.12 A.1-4.C.1-7.
Zoning justification:	Ordinance 2018-01, Section 8.3.1-3. A.4.A-I

Petitioner Tim Neeb explains request.
Cox has questions about the driveway.

6. Chair closes public hearing and opens regular meeting.
Case discussed by board members.
Motion by J. Zalobsky support by LaFontaine to approve request as presented. Four ayes, one absent. Motion carried. Work sheets on file.
7. Chair opens public hearing and closes regular meeting.

Case # 21-05	Request for variance
Petitioner:	Phil Chilcote
Address:	5793 W. M-72

Local Address Grayling 49738
 5793 W. M-72
 Grayling 49738

Property ID # 040-44-018-06-040-00

Location Sec18 T26N R3W

Zoning: NRD Natural River District

Lot size: 2 acres+-

Request: Requesting 164' front variance, requesting 47' rear set back from front right of way to build screened in patios.

Non-conformances: Ordinance 2018-01, Article 3. Section 3.25A, Article4Section4.12.H.1-2, I.1-5

Zoning justification: Ordinance 2018-01, Section 8.3.1-3. A.4.A-I

Petitioner Phil Chilcote explains request.
 Lafontaine asks about parking.

8. Chair closes public hearing and opens regular meeting.
 Case discussed by board members.
 Motion by J. Zalobsky support by LaFontaine to approve request as presented. Four ayes, one absent. Motion carried. Work sheets on file.
9. Chair opens public hearing and closes regular meeting.

Case # 21-06 Request for variance

Petitioner: Tanya & Randall Stephens

Address: 1413 Edgewater Ln.
 Grayling, MI 49738

Local Address 1413 Edgewater Ln.
 Grayling, MI 49738

Property ID # 040-40-005-08-080-00

Location SEC5 T26N R2W

Zoning: NRD Natural River District

Lot size: 2.2acres+-

Request: Requesting 120' front variance to build a 28'X64' addition.

Non-conformances: Ordinance 2018-01, Article 4.12 section I.5.

Zoning justification: Ordinance 2018-01, Section 8.3.1-3. A.4.A-I

Petitioner Randall Stephens explains request.
 Cox has some questions.

10. Chair closes public hearing and opens regular meeting.
 Case discussed by board members.
 Motion by J. Zalobsky support by LaFontaine to approve request as presented. Four ayes, one absent. Motion carried. Work sheets on file.
11. Chair opens public hearing and closes regular meeting

Case # 21-07 Request for variance

Petitioner: Chuck Spencer

Address: 1652 Eagle Point Rd.
 Grayling, MI 49738

Local Address 1652 Eagle Point Rd.

Property ID # Grayling, MI 49738
040-45-763-07-023-50
Location Sec 9 T26N R4W
Zoning: R-2 General Residential
Lot size: 71X 350
Request: Requesting 9' side variance to build a 4'X12' addition.
Non-conformances: Ordinance 2018-01, Article 4 SEC 4.5C.
Zoning justification: Ordinance 2018-01, Section 8.3.1-3. A.4.A-I

Petitioner Chuck Spencer explains request.

12. Chair Closes public hearing and opens regular meeting.
Case discussed by board members.
Motion by Cox support by J. Zalobsky to approve request as presented. Four ayes, one absent.
Motion carried. Work sheets on file.
13. Motion by Cox support by LaFontaine to approve minutes from April 19, 2021. Four ayes, one absent. Motion carried.
14. Last minute additions and other matters which may legally come before the board. None.
15. Motion by Cox support by J. Zalobsky to adjourn.