

GRAYLING CHARTER TOWNSHIP ZONING BOARD OF APPEALS
MEETING & PUBLIC HEARING
AUGUST 15, 2022 MINUTES

1. 7:00 P.M. Call to order.
2. Pledge of allegiance.
3. Roll Call
Present – D. French, C LaFontaine J. Zalobsky, J. Michal & J. Nethers
Absent – None
Also present- Bob and Tina Dixon, Scott Kathy Allman, Sue Heydlaugh, Paul Garret, David Favro, Rick, Don Ferron, Briaqn Lynn Cheny 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. Three 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. Open public hearing close regular meeting.
Case # 22-06 Request for variance
Petitioner: Scott & Katherine Allman
Address: 4723 Woodcraft Road
Okemos, MI 48864
Local Address 477 Elbow Trail
Grayling, MI 49738

Property ID # 040-45-160-00-028-00
Location SEC12 T26N R3W
Zoning: NRD
Lot size: 1.29+- acres
Request: Requesting 170' Front Variance .
Non-conformances: Ordinance 2018-01, Article 4.12 section I.2.a-f
Zoning justification: Ordinance 2018-01, Section 8.3.A.1-3. A.4.A-I
Allmans explain request
Michal asked questions about extra roof structure
Nethers questions use
Chair reads DNR letter.
6. Close public hearing reconvenes regular meeting
7. Board discusses request
8. Michal makes motion 2nd by LaFontaine to allow deck to be rebuilt with same dimensions as preexisting deck without any alterations except to meet modern building code
9. All Ayes with conditions, worksheets on file.

Case # 22-07 Request for variance
Petitioner: McClain Construction
Address: P.O. box 188.
Grayling, MI 49738

Local Address 3772 E. M-72.
Grayling, MI 49738

Property ID # 040-40-022-02-040-00
Location SEC22 T26N R2W
Zoning: R-F
Lot size: 9.87 acres+-
Request: Requesting 768 SQFT increase from 2,560 to 3,456 SQFT.
Non-conformances: Ordinance 2018-01, Article 3, Section 3.12.C.5
Zoning justification: Ordinance 2018-01, Section 8.3.A.4.A-I

10. Cheny explains request
11. Nethers asked about commercial activity
 LaFontaine asked questions
 Chair read letters submitted by public
12. Chair closes public hearing opens regular meeting
13. Motion by Michal support by J. Zalobsky to approve request. All Ayes. Work sheets on file.

Case # 22-08 Request for variance

Petitioner: Jerald Heydlauff
Address: 11340 Dexter-chelsea
 Dexter, MI 48130
Local Address 187 S AuSable Trail
 Grayling, MI 49738

Property ID # 040-42-001-06-048-00
Location SEC1 T26N R4W
Zoning: NRD
Lot size: 2.2+- acres
Request: Requesting 158' Front Variance for new deck .
Non-conformances: Ordinance 2018-01, Article 4.12 section I.2.a-f
Zoning justification: Ordinance 2018-01, Section 8.3.A.1-3. A.4.A-I

Heydlauff explains request
LaFontain expresses concerns with extending deck any closer than necessary to meet modern building codes
Chair reads letter from DNR
Nethers asks if reduction to 4' would be acceptable.
Neighbors Garret, Tyler express support for request.

14. Chair closes public hearing opens regular meeting
 Motion by Michal support by Nethers to approve deck with condition deck is reduced to 4'
 across front of house.
 All Ayes motion carried
15. Michal makes motion to adjourn 2nd by Zalabsky all ayes