

GRAYLING CHARTER TOWNSHIP ZONING BOARD OF APPEALS  
MEETING & PUBLIC HEARING  
JANUARY 15, 2024 MINUTES

1. 7:00 P.M. meeting called to order.
2. Pledge of allegiance.
3. Roll Call  
Present – Shawn Kraycs, Charlie Tinker, Josh Nethers, & Christine LaFontaine  
Absent – JoAnn Michal  
Also present –James & Heather Hutton, Laurie Bonnington, Joe Smock and 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. Open public hearing close regular meeting.  
**Case # 24-01                      Request for variance**  
Petitioner:                      Joe Smock  
    9191 North Lakeshore Dr  
    Grayling, MI 49738  
Local Address                      867 Wright Road  
    Grayling, MI 49738  
Property ID #                      040-45-460-00-007-00  
Location                              Lot 7 & E 5’ of lot 6 Lakeview Park.  
Zoning:                                R-2  
Lot size:                               55 X 250 +-  
Request:                               Requesting 4’ side variance for new home.  
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 Joe Smock has a power point presentation to explain his request. Board members LaFontaine, Nethers and Kraycs have question regarding distance from well & septic, building on same footprint and location of new house on lot.

Four letters in opposition Rosemary Tomcala, Wendy Guy, Craig Bonnington & Paul Hall (on file), one audio message in opposition Chad Sourby, two members in audience in opposition Heather Hutton & Laurie Bonnington addressed the board with their concerns.

6. Close public hearing and reconvene regular meeting.  
Motion by Kraycs support by LaFontaine to deny request as presented. Four ayes, one absent, motion carried. Work sheets on file.
7. Motion by LaFontaine support by Tinker to approve minutes from November 20, 2023. Three ayes, one abstain, one absent, motion carried.

8. Last minute additions and other matters which may legally come before the board.
9. Motion by Kraycs support by Tinker to adjourn. Four ayes, one absent, motion carried.