

**PENINSULA TOWNSHIP  
ZONING BOARD OF APPEALS  
AGENDA**

13235 Center Road  
Traverse City, MI 49686  
June 9, 2016  
7:00 p.m.

1. **Call to Order**
2. **Pledge**
3. **Roll Call of Attendance**
4. **Approval of Agenda**
5. **Conflict of Interest**
6. **Communication Received**
7. **Brief Citizens Comments – for items not on the Agenda**
8. **Scheduled Public Hearings**

**A. Request No. 846, Zoning R-1B (*Adjourned from May 12, 2016*)**

Applicant: Brian, Cheri, Dan, & Beth Stainforth, 8188 Mandy Ln., Frankenmuth, MI 48734

Owner: Brian, Cheri, Dan, & Beth Stainforth, 8188 Mandy Ln., Frankenmuth, MI 48734

Property Address: 13091 Bluff Rd., Traverse City, MI 49686 & 13083 Bluff Rd., Traverse City, MI 49686

Request: (1) a variance of 4 feet (4') from the required 30 foot (30') front yard setback to allow for the construction of a 988 square foot non-conforming addition to an existing legal non-conforming structure; and (2) a variance of 9% from the required maximum 15% lot coverage to allow for the demolition of an existing non-conforming structure and the construction of a 988 square foot non-conforming addition to an existing legal non-conforming structure on the combination of two legal non-conforming lots.

Parcel Code Nos. 28-11-127-030-00 & 28-11-127-031-00

**B. Request No. 847, Interpretation (*Adjourned from May 12, 2016*)**

Peninsula Township Zoning Administrator requests interpretation of Section 8.7.3 (10) (u) – What constitutes a “guest activity use” as opposed to what is allowed in the tasting room of a Winery Chateau without a guest activity use permit?

***\*Staff requests No. 847 be adjourned to Thursday, June 23, 2016 at 7:00pm.***

**C. Request No. 848, Interpretation (*Adjourned from May 12, 2016*)**

Peninsula Township Zoning Administrator requests interpretation of Section 8.7.2 (3) and Section 8.7.3 (3) – What uses/activities are allowed as part of a special open space use as provided under the Ordinance?

***\*Staff requests No. 848 be adjourned to Thursday, June 23, 2016 at 7:00pm.***

**D. Request No. 849, Zoning A-1**

Applicant: Nathan Schultz and Stephanie Woodfin, 10621 Craig Rd., Traverse City, MI 49686

Owner: Nathan Schultz and Stephanie Woodfin, 10621 Craig Rd., Traverse City, MI 49686

Property Address: 10621 Craig Rd., Traverse City, MI 49686

Request: (1) a variance of 124.65 feet from the required 330 foot lot width (Section 6.8 of the Peninsula Township Zoning Ordinance #2) for Parcel “A” and (2) a variance of 180 feet from the required 330 foot lot width (Section 6.8 of the Peninsula Township Zoning Ordinance #2) for the remainder parcel and (3) a variance from the depth to width requirement (Section 6 (d) of the Peninsula Township Land Division Ordinance #49 of 2012) to allow for a lot line adjustment.

Parcel Code Nos. 28-11-008-003-00 and 28-11-008-016-55

**E. Request No. 850, Zoning R-1C**

Applicant: Rembrandt Construction Inc. c/o Jeff Black, 10667 Candleton, Traverse City, MI 49684

Owner: George & Donna L. Schuhmacher, 307 Davis St. Apt 4, Traverse City, MI 49686

Property Address: 658 Walnut Ridge, Traverse City, MI 49686

Request: (1) a variance of 12 feet (12') from the required 15 foot (15') side yard setback to allow for the construction of a retaining wall to support a drain and paved driveway.

Parcel Code Nos. 28-11-687-006-00

**F. Request No. 851, Zoning A-1**

Applicant: Burkholder Construction c/o Scott Wright, 2206 Cass Rd., Traverse City, MI 49684

Owner: Mary Ann & Mario Tabone, 379 Red Ryder Dr., Plymouth, MI 48170

Property Address: 14998 Peninsula Dr., Traverse City, MI 49686

Request: (1) a variance of 11 feet 2 inches (11' 2") from the required 100 foot (100') side yard setback to allow for the construction of a farm processing facility structure.

Parcel Code Nos. 28-11-122-010-00

**9. Approval of Minutes**

- A. May 12, 2016 Regular Meeting

**10. New Business**

- A. Township Board Report (Witkop)
- B. Planning Commission Report (Wunsch)

**11. Adjournment**

*Peninsula Township has several portable hearing devices available for audience members. If you would like to use one, please ask the Clerk.*