

**PENINSULA TOWNSHIP
ZONING BOARD OF APPEALS
AGENDA**

13235 Center Road
Traverse City, MI 49686
August 11, 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. 853, Zoning R-1C

Applicant: Daniel & Margaret Casey, 7002 Peninsula Drive, Traverse City, MI 49686

Owner: Daniel & Margaret Casey, 7002 Peninsula Drive, Traverse City, MI 49686

Property Address: 7002 Peninsula Drive, Traverse City, MI 49686

Requests: (1) a variance of up to 9 feet from the 30 foot rear yard setback requirement to allow for the construction of a detached garage; and (2) a variance of up to 9 feet from the 15 foot side yard setback requirement to allow for the construction of a detached garage.

Parcel Code No. 28-11-325-085-00

B. Request No. 854, Zoning R-1B

Applicant: Joseph & Felicia Manhart, 2959 Mona Lisa Blvd, Naples, FL 34119

Owner: Joseph & Felicia Manhart, 2959 Mona Lisa Blvd, Naples, FL 34119

Property Address: 13415 Bluff Rd., Traverse City, MI 49686

Requests: (1) a variance of up to 15 feet from the 15 foot side yard setback requirement to allow for the presence of an existing retaining wall to prevent waterfront erosion; and (2) a variance of up to 8 feet from the 30 foot front yard setback requirement to allow for the presence of an existing retaining wall to prevent waterfront erosion; and (3) a variance of up to 25 feet from the 60 foot Ordinary High Water Mark setback requirement to allow for the presence of an existing retaining wall to prevent waterfront erosion; and (4) a variance of up to 15 feet from the 15 foot side yard setback requirement to allow for the presence of an existing retaining wall to prevent waterfront erosion; and (5) a variance of up to 40 feet from the 60 foot Ordinary High Water Mark setback requirement to allow for the presence of an existing retaining wall to prevent waterfront erosion.

Parcel Code No. 28-11-420-021-00

9. Approval of Minutes

- A. June 23, 2016 Special Meeting

10. Old Business

- A. Request No. 847, Interpretation (Adjourned from June 23, 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?

11. New Business

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

12. Adjournment

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