

# PENINSULA TOWNSHIP

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## PENINSULA TOWNSHIP ZONING BOARD OF APPEALS MINUTES

February 20, 2024  
7:00 p.m.

1. **Call to Order** by Dolton at 7:00 p.m.
2. **Pledge**
3. **Roll Call** Wahl, Dloski, Wahl Excused absence- Dunn, Serocki, Cram-Director of Planning and Zoning
4. **Approval of Agenda** Dloski moved to approve the minutes with a second by Wahl. **Approved by Consensus**
5. **Conflict of Interest** None
6. **Brief Citizen Comments – (for items not on the Agenda)** None
7. **Business:**  
Wahl moved that request numbers 915 and 916 be tabled to a date certain of March 19, 2024 with a second by Dloski. **Approved by Consensus**

### 1. Public Hearing for Request No. 915, Zoning = R-1B – Coastal Zone

Applicant/Owner: William T and Janice J Beckett, 671 Hidden Ridge Drive, Traverse City, MI 49686

Property Address: Birch Drive, Traverse City, MI 49686

1. Requesting a variance from Section 6.8 of the Zoning Ordinance to construct a new two (2) story single-family residence with attached garage 12 feet from the front property line/edge of right-of-way, where 30 feet is required.
2. Requesting a variance from Section 6.8 of the Zoning Ordinance to exceed the maximum lot coverage of 15% up to 17%.
3. Requesting a variance from Section 7.4.7(A)(1) to construct a new two (2) story single-family residence with attached garage within a delineated wetland, or zero feet from the edge of a delineated wetland, where 25 feet is required.

Parcel Code # 28-11-560-017-00

### 2. Public Hearing for Request No. 916, Zoning = R-1B – Coastal Zone

Applicant/Owner: Kenneth Pratt, Pratt Family Revocable Joint Trust, 12155 Bluff Road, Traverse City, MI 49686

Property Address: 12155 Bluff Road, Traverse City, MI 49686

1. Requesting a variance from Section 6.8 of the Zoning Ordinance to construct a two (2) story addition to an existing single-family residence 21 feet from the front property line/edge of right-of-way, where 30 feet is required.

Parcel Code # 28-11-445-009-00

Both applicants agreed to have their requests tabled to March 19, 2024 to be heard by the full 5 board members. While there is a quorum, all 3 board members must agree for approval.

Peninsula Township  
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DRAFT MINUTES

**8. Approval of Minutes from the January 16, 2024, Meeting**

Dloski moved to approve the minutes from January 16, 2024, with a second by Wahl. Approved by Consensus

**9. Citizen Comments Charles Rogers 15749 Upper Birch Drive**-he and his wife Cynthia have recently moved to the peninsula permanently and wanted to attend some of the township meetings.

**10. Board Comments**

**11. Adjournment** Dloski moved to adjourn with a second by Wahl.

Approved by Consensus

Adjourned at 7:05 p.m.

DRAFT