

**PENINSULA TOWNSHIP
REGULAR MEETING
ZONING BOARD OF APPEALS
AGENDA**

13235 Center Road, Traverse City, MI 49686

July 21, 2020

7:00 p.m.

1. **Call to Order**
2. **Pledge**
3. **Roli Call of Attendance**
4. **Approval of Agenda**
5. **Conflict of Interest**
6. **Brief Citizen Comments – for items not on the Agenda**
7. **Business**
 1. **Approval of Minutes from January 21, 2020 Regular Meeting**

2. Request No. 882, Zoning R-1B

Applicant: Ternes Family Cottage LLC – John Ternes, 11766 Bluff Road, Traverse City, MI 49686

Owner: Ternes Family Cottage LLC – 2430 Geddes Ave., Ann Arbor, MI 48104

Property Address: 11766 Bluff Road, Traverse City, MI 49686

1. Requesting a variance from the required sixty (60) foot setback from ordinary high water to forty-seven (47) feet in order to construct a new single family residence.
2. Requesting a variance to exceed the percentage of lot coverage from the allowed 15% to 17.56%.

Parcel Code # 28-11-003-018-00

8. **Citizen Comments**
9. **Board Comments**
10. **Adjournment**

Please wear a mask when entering and exiting the building and keep six feet between you and others. If you are comfortable removing your mask once you are seated, feel free to do so until the meeting adjourns.

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

**PENINSULA TOWNSHIP
REGULAR MEETING
ZONING BOARD OF APPEALS
MINUTES**

13235 Center Road, Traverse City, MI 49686
January 21, 2020 7:00 p.m.

1. **Call to Order** Soutar called the meeting to order at 7 p.m.
2. **Pledge**
3. **Roll Call of Attendance** Couture, Soutar, Rowlett, Wahl, McBride, Dalton (excused), Deeren, Director of Zoning
4. **Approval of Agenda**
Couture moved to approve the agenda with a second by Wahl **Passed Unam**
5. **Conflict of Interest** None
6. **Brief Citizen Comments – for items not on the Agenda** None
7. **Business**
 1. Approval of Minutes from September 19, 2019 Special Meeting
Couture moved to approve the minutes with a second by Wahl. **Passed Unam**
 2. Approval of Minutes from October 15, 2019 Regular Meeting
Soutar: Regular meeting minutes must be approved at the next regularly scheduled meeting, which would have December 17, 2019. The December 17, 2019 meeting was cancelled, so the minutes from October 15, 2019 are automatically approved.
 3. Change the Administrative Procedures for the Zoning Board of Appeals meeting date and time from the second Thursday of each month to the third Tuesday of each month with a time change of 7:30 p.m. to 7:00 p.m.
Wahl moved to approve the administrative procedure changes with a second by Couture. **Passed Unam**
8. **Citizen Comments** None
9. **Board Comments** Wahl resigned from the ZBA board effectively immediately.
10. **Adjournment**
Wahl moved to adjourn the meeting with a second by Couture. **Passed Unam**
Meeting adjourned at 7:31 p.m.

Peninsula Township Planning & Zoning Department

EXHIBIT LIST

ZBA Request # 882

Owner: Ternes Family Cottage LLC – John Ternes

Physical Address of Subject Property: 11766 Bluff Rd., Traverse City, MI 49686

Hearing date: July 21, 2020

EXHIBIT LIST

1. Application for variance request from the applicant
2. Site Plan – Survey – Small and large plans
3. Sketch of proposed new dwelling unit
4. Staff report from Peninsula Township Director of Zoning.
5. Map of properties within 300 feet of subject site
6. Public Notice – Record Eagle
7. Certificate of Notification
8. Correspondence

EXHIBIT LIST

ITEM NO. 1

Peninsula Township Variance Application

Application Guidelines

13235 Center Road, Traverse City MI 49686

Ph: 231.223.7322 Fax: 231.223.7117

www.peninsulatownship.com

1. Zoning Board of Appeals (ZBA) applications are available from the Peninsula Township Planning & Zoning Department, 7:30 a.m. to 6:30 p.m., Monday, and 7:30 a.m. to 5:00 p.m. Tuesday through Thursday, or online at www.peninsulatownship.com/zoning.
2. **Applications must be submitted to the Planning & Zoning Department at least four (4) weeks prior to the ZBA meeting. Ten (10) copies must be submitted.**
3. If the applicant is not the property owner, a letter signed by the owner agreeing to the variance must be included with the application.
4. It is the applicant's responsibility to review and address the appropriate sections of the Zoning Ordinance prior to submission.
5. It is the applicant's responsibility to ensure that the application is complete upon submission. **Planning and Zoning Department staff will determine and confirm with the applicant that the application is complete.** An incomplete application will not be considered for review by the ZBA.
6. The application will be forwarded to members of the ZBA for a public hearing.
7. A notice of the public hearing must be mailed to the property owners and occupants within three hundred (300) feet of the subject property not less than fifteen (15) days before the public hearing.
8. The applicant will receive a notice of the public hearing in the mail, and is expected to attend the meeting.
9. ZBA meetings are held on the second Thursday of every month, beginning at 7:00 p.m. in the Township Hall, 13235 Center Road, Traverse City, MI 49686.
10. If the variance(s) are granted, **construction authorized by such variance(s) must begin within six (6) months after the granting of the variance, and the occupancy of land, premises, or buildings authorized by the variance must take place within one (1) year after the granting of the variance.**
11. If the variance(s) are granted, construction authorized by such variance(s) must comply with all other necessary permits. **A variance is independent from, and does not substitute for, all other permits.**
12. No application for a variance which has been denied wholly or in part by the Board shall be resubmitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence or proof of changed conditions found upon inspection by the Board to be valid.

OFFICE USE ONLY		
Date Received:	Fee Received:	Board Action:
Date Complete:	Meeting Date:	

Peninsula Township Variance Application

General Information

A fully completed application form, fee, and all related documents must be submitted to the Planning & Zoning Department at least four (4) weeks prior to the Zoning Board of Appeals meeting. **10 copies are required.**

Applicant Information

Applicant: Name JOHN KERRIDGE
Address Line 1 10167 E. CHERRYBEND RD.
Address Line 2 TRAVERSE CITY, MI 49684
Phone 231-941-1448 Cell 620-4200
E-mail John@paulmaurer.com

Owner: Name JOHN AND DEBORAH TERNES TERNES FAMILY COTTAGE LLC
Address Line 1 2430 GEDDES AVE.
Address Line 2 ANN ARBOR, MI. 48104
Phone _____ Cell 734-717-3406
E-mail jternes@comcast.net

(If the applicant is not the property owner, a letter signed by the owner agreeing to the variance must be included with the application.)

Property Information

Parcel ID 11-003-018-00 Zoning R1-B
Address Line 1 11766 BLUFF RD.
Address Line 2 TRAVERSE CITY, MI. 49686

Type of Request

Indicate which Ordinance requirement(s) are the subject of the variance request:

- | | | |
|--|--|---|
| <input type="checkbox"/> Front Yard Setback | <input type="checkbox"/> Side Yard Setback | <input checked="" type="checkbox"/> Rear Yard Setback |
| <input type="checkbox"/> Width to Depth Ratio | <input checked="" type="checkbox"/> Lot Coverage | <input type="checkbox"/> Off-Street Parking |
| <input type="checkbox"/> Signage | <input type="checkbox"/> Height/Width | <input type="checkbox"/> Non-Conformity Expansion |
| <input type="checkbox"/> Other: Please Describe: _____ | | |

Attachments

- \$1,000.00 application fee
- Basic Conditions Worksheet
- Site plan drawn to scale showing the following:
 - a. Property boundaries; Shoreline properties must show the Ordinary High Water Mark on a certified survey, and the Flood Elevation Line (3 feet above OHWM) if any;
 - b. All existing and proposed structures including decks and roof overhangs;
 - c. Setbacks for existing and proposed structures (varies by zoning district).
- Front elevation diagram drawn to scale.

Peninsula Township Variance Application

Basic Conditions Worksheet

In order for a variance to be justified, the Applicant must meet **all of the Basic Conditions**, as defined in Section 5.7.3(1) of the Peninsula Township Zoning Ordinance. The Applicant must answer the following questions pertaining to the Basic Conditions in detail. Please attach a separate sheet if necessary and label comments on the attached sheet with corresponding number/letter on application.

Section 5.7.3(1) Basic Conditions: The Board shall have the power to authorize, upon an appeal specific variances from such requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations, and off-street parking and loading space requirements, **provided all of the Basic Conditions listed herein can be satisfied.**

(1) **BASIC CONDITIONS:** The applicant must meet ALL of the following Basic Conditions. That any variance from this Ordinance:

- a) **That the need for the variance is due to unique circumstances or physical conditions, such as narrowness, shallowness, shape, water or topography, of the property involved and that the practical difficulty is not due to the applicant's personal or economic hardship.**

Is this condition met? Please explain: YES. SEE ATTACHED.

- b) **The need for the variance is not the result of actions of the property owner (self-created) or previous property owners.**

Is this condition met? Please explain: YES. SEE ATTACHED.

- c) **That strict compliance with area, setback, frontage, height, bulk, density or other dimension requirement will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome. (Because a property owner may incur additional costs in complying with this ordinance does not automatically make compliance unnecessarily burdensome.)**

Is this condition met? Please explain: YES. SEE ATTACHED.

d) That the variance will do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.

Is this condition met? Please explain: YES. SEE ATTACHED.

e) That the variance will not cause adverse impacts on surrounding property, property values or the use and enjoyment of property in the neighborhood.

Is this condition met? Please explain: YES. SEE ATTACHED.

f) That the variance shall not permit the establishment within a district of any use which is not permitted by right, or any use for which a conditional use or temporary use permit is required.

Is this condition met? Please explain: YES. SEE ATTACHED.

Zoning Variance Application

Ternes Family Cottage

11716 Bluff Road, Traverse City, Mi.

Basic Conditions Work Sheet

Basic Conditions:

1A. **Yes**, this basic condition is met because of the property's size and topographic attributes. The smaller irregular lot and 1967 house predate current zoning. The lot depth and soil conditions create unique practical difficulty in the building of the new modestly sized residence and garage. The existing cottages unsafe physical conditions have necessitated a new structure vs. remodel/addition to the existing.

Background: In 2019, the owner pursued renovating and adding to the existing 1967 house. In the process of this attempt, basic existing conditions of the house were found to not meet current life safety, structural and building requirements without basically rebuilding the entire structure. The physical structure of the existing house does not comply with current codes. Foundation systems, on grade slabs (subject to water), improper bearing structures (beams/floors) were all found not in compliance with the current codes for habitation or life safety. The upper level of the home provided only 7'-1" of ceiling height which does not comply with current minimum code requirement of 7'-6". The existing electrical, mechanical and plumbing systems are inadequate and with detailed inspection extensive faulty electrical wiring conditions were found in the existing structure, requiring complete replacement. For a family cottage this creates unique issues, as grandchildren and extended older family members will be on site.

1B. **Yes**, this basic condition is met because it is not the result of actions by the property owner. The site predates zoning and the house was constructed prior to the existing zoning ordinance. The new site plan will improve on the existing non-conforming site plan. The existing house location and configuration created issues which the new plan solves and improves upon. The new plan provides compliance with both of side yard setbacks and also the road setback. The plan also improves on the Ordinary High-water setback nonconformance, reducing setback nonconformance from the existing current location. We move the new house away from the water edge vs. the previous structure, more adequately addressing the ordinance requirements.

1C. **Yes**, this basic condition is met. Strict compliance with the area, setback and density will prevent the owner from being able to safely live in the location. The new plan improves on area, setback and density conditions. Strict compliance with the ordinance will deny the owner the ability to live safely in a new home. The new construction will raise the floor elevation of the main level will be elevated approximately 18" from its current location providing additional safety from future high-water levels. With the raised elevation, the driveway onto Bluff road will have less slope up to Bluff Road and improve the safety of ingress and egress from the site.

The new building plan provides a safe turn around area to eliminate having to back onto Bluff Road.

1D. **Yes**, this basic condition is met. It will provide substantial justice by allowing the owner to create a safer and compliant new home. The new site and building plan will improve on the view/open space at the north side of the house. The existing house currently crowds the north setback at 6'. The new plan provides a fully compliant 15' side yard setback. This change increases the public benefit and view of the shoreline and also the aesthetic of the structure in relation to its neighbors and relationship with the water and land. The home also provides increased energy efficiency and life safety features vs. The existing 1967 structure.

1E. **Yes**, this basic condition is met. It will not create adverse impacts on the surrounding property or property values or impact the use and enjoyment of property in the neighborhood. The house directly to North at 11786 Bluff Rd. received variance approval for a new home in 2008. It was for very similar site conditions, setbacks and existing structure issues. The approval of this variance will improve on property values providing a new home with better site plan layout, improving lot compliance with the zoning ordinance and increasing the building setback from OHW from existing. It will not impact use or enjoyment of property in the neighborhood, but improve.

1F. **Yes**, this basic condition is met. The variance will not establish a use that is not permitted by right. This will be a single-family residence with attached garage is an approved use for this R1-B Residential district.

THANK YOU.

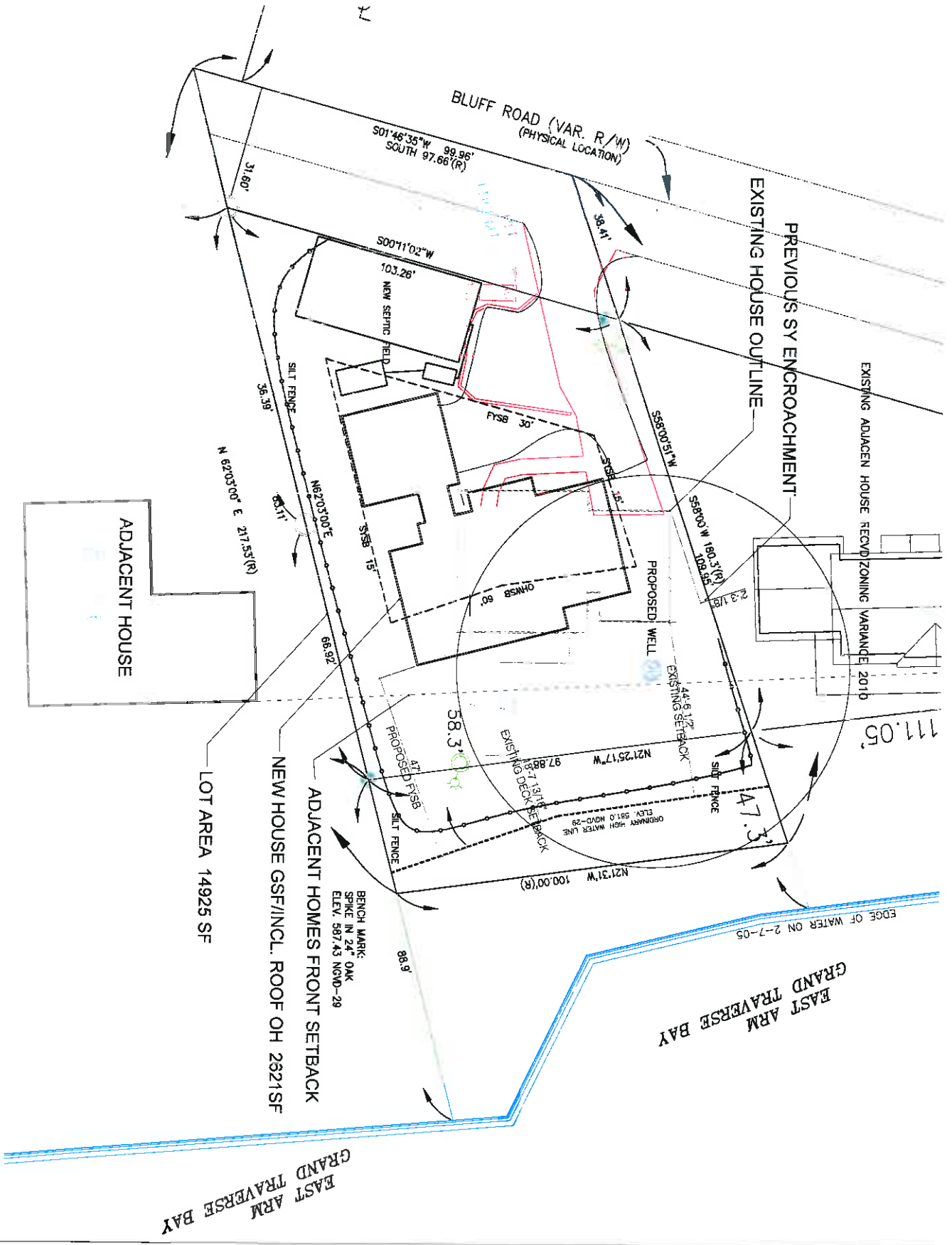
John and Deborah Ternes

EXHIBIT LIST

ITEM NO. 2

**TERNES RESIDENCE -
SITE PLAN FOR NEW CONSTRUCTION**

SCALE 1/8" = 1'-0"

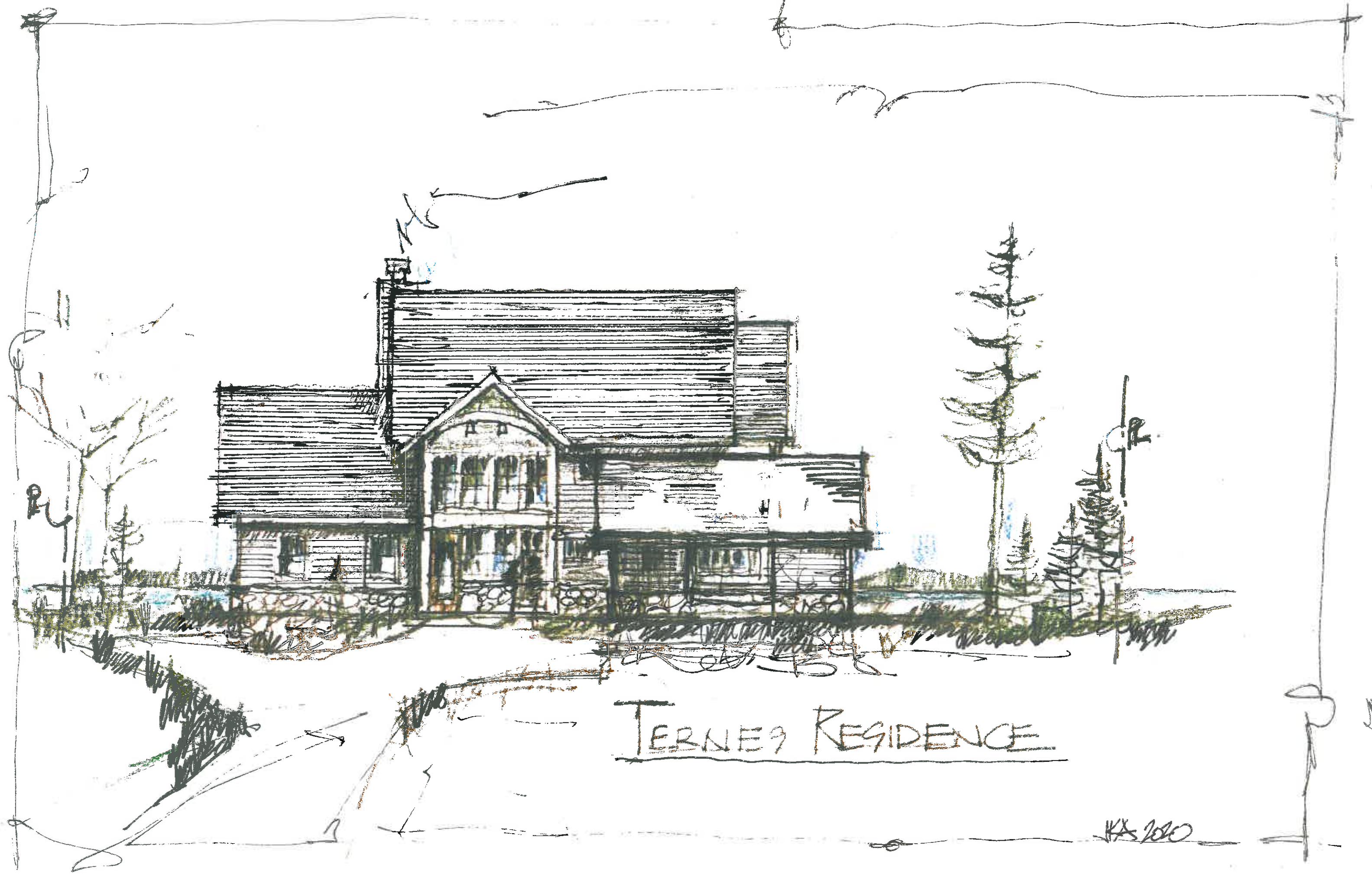


**EAST ARM
GRAND TRAVERSE BAY**

**EAST ARM
GRAND TRAVERSE BAY**

EXHIBIT LIST

ITEM NO. 3



TERNER RESIDENCE

KAS 2020

EXHIBIT LIST

ITEM NO. 4

Peninsula Township Planning & Zoning Department
STAFF REPORT
ZBA Request # 882
Physical Address of Subject Property: 11766 Bluff Rd., Traverse City, MI 49686
Date: July 21, 2020

To: Peninsula Township Zoning Board of Appeals

From: Christina Deeren, Zoning Administrator

RE: Request # 882

Zoning District: R-1B Coastal Zone – Single and Two-Family Residential

Hearing Date: July 21, 2020 – 7:00 PM

Applicant: Ternes Family Cottage LLC – John Ternes, 11766 Bluff Rd., Traverse City, MI 49686

Owner: Ternes Family Cottage LLC – 2430 Geddes Ave., Ann Arbor, MI 48104

Site: 11594 Peninsula Drive, Traverse City, MI 49686

Tax ID: 28-11-003-018-00

Information:

- Parcel 28-11-003-018-00 is approximately .420 acres in size or 100 feet by 182.952 feet or approximately 18,295 square feet.
- The property is zoned Coastal Zone – Single and Two-Family Residential (R-1B); and the surrounding area is also zoned Coastal Zone – Single and Two-Family Residential (R-1B).
- The lot was created prior the adoption of the Peninsula Township Zoning Ordinance, and is considered legal non-conforming.
- The owner would like to remove the existing residential non-conforming structure and rebuild a lesser non-conforming residential structure.
- The existing residential structure was originally built in 1967 and is considered legal non-conforming.
- The existing structure encroaches on the northerly property line setback and is 2 feet 3 inches from the required 15 foot side yard setback.
- The existing structure encroaches within the ordinary highwater line setback and is 44 feet 6 ½ inches within the required 60 feet setback from the ordinary highwater line.
- The percentage of lot coverage for the existing non-conforming structures is 10.71% of the allowed 15% lot coverage.

Action Requested:

1. Requesting a variance from the required sixty (60) foot setback from ordinary high water to forty-seven (47) feet in order to construct a new single family residence.
2. Requesting a variance to exceed the percentage of lot coverage from the allowed 15% to 17.56%.

Parcel Code: #28-11-003-018-00

Applicant

Statement: Please see the enclosed application submitted by the property owner.

Staff Comments:

Request #1 - Requesting a variance from the required sixty (60) foot setback from the ordinary high water to forty-seven (47) feet in order to construct a new single family residence

Request #2 – Requesting a variance to exceed the percentage of lot coverage from 15% to 17.56% in order to construct a new single family residence.

Background:

The required setbacks in the R-1B zoned districts:

R-1B Standards (Section 6.8)	Required	Variance	Conforms to Standards?
Minimum Front Setback	30'	No	Yes
Minimum South	15'	No	Yes
Minimum North side setback	15'	No	Yes
Minimum Rear setback	30'	No	Yes
Minimum OHWM	60'	Yes – Requesting 47 feet	No
Road Right-of-way setback	33'	No	Yes
Percentage of Lot Coverage:	15% - allowed	Yes- Requesting 17.56%	No

Article III

Definitions:

SECTION 3.2 Definitions: For the purpose of this Ordinance, certain terms or words used herein shall be interpreted or defined as follows:

Structure: A structure is any production or piece of material artificially built up or composed of parts joined together in some definite manner; any construction. Including dwellings, garages, building, mobile homes, signs and sign boards, towers, poles, antennae, landfill, sea walls, weirs, jetties, swimming pools, stand pipes, fences over four feet in height above final grade and earth sheltering for earth-sheltered structures or other like objects, but not including: (a) a temporary fence; (b) agricultural fences that are used for general farming and horticultural uses, field crop and fruit farming, raising and keeping of small animals, and raising and keeping of livestock; (c) access steps required to negotiate changes in site elevation; (d) landscape mounds; and (e) sidewalks, drives, and paved areas which do not protrude above the finished site grade. **(REVISED BY AMENDMENT 152)**

SECTION 6.8 Schedule of Regulations (Revised by Amendment 91), (Amendment 107D)

The Regulations contained herein shall govern the Height, Bulk, and Density of Structures and Land Area by Zoning District:

R-1B, Coastal Zone: Minimum lot front setback - 30 feet
 Side yard setbacks – 15 feet
 Rear yard setback – 30 feet
 Ordinary Highwater setback – 60 feet
 Allowable percentage of lot coverage – 15%

SECTION 5.7.3 VARIANCES: The Board of Appeals shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations, and off-street parking and loading space requirements, PROVIDED ALL of the basic conditions listed herein can be satisfied:

1. Basic Conditions:

- (a) That the need for the variance is due to unique circumstances or physical conditions, such as narrowness, shallowness, shape, water or topography, of the property involved and that the practical difficulty is not due to the applicant's personal or economic hardship.
- (b) That the need for the variance is not the result of actions of the property (self-created) or previous property owners.
- (c) That strict compliance with area, setback, frontage, height, bulk, density or other dimension requirement will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome. (Because a property owner may incur additional costs in complying with this ordinance does not automatically make compliance unnecessarily burdensome.)
- (d) That the variance will do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than applied for would give a substantial relief to the owner of the property involved and be more consistent with justice to other property owners.
- (e) That the variance will not cause adverse impacts on surrounding property, property values or the use and enjoyment of property in the neighborhood.
- (f) That the variance shall not permit the establishment within a district of any use which is not permitted by right, or any use of r which a conditional use or temporary use permit is required.

2. Rules: The following rules shall be applied in the granting of variances:

- (a) The Board of Appeals may specify, in writing, such conditions regarding the

character, location, and other features that will in its judgement, secure the objectives and purposes of this Ordinance. The breach of any such condition shall automatically invalidate the permit granted.

- (b) Each variance granted under the provisions of this Ordinance shall become null and void unless: the construction authorized by such variance or permit has been commenced within six (6) months after the granting of the variance; and the occupancy of the land, premises, or buildings authorized by the variance has taken place within one (1) year after the granting of the variance.
- (b) No application for a variance which has been denied wholly or in part by the Board of Appeals shall be resubmitted for a period of (1) year from the date of the last denial, except on grounds of newly discovered evidence or proof of changed conditions found upon inspection by the Board of Appeals to be valid.

Section 5.7.4 Special Exemptions:

(Revised by Amendment 113B)
(DELETED BY AMENDMENT 188)

SECTION 5.7.3(1) BASIC CONDITIONS: The Board shall have the power to authorize, upon an appeal specific variances from such requirements as lot area and width regulations, building height and bulk regulations, **yard and depth regulations**, and off-street parking, and loading space requirements, **provided all of the Basic Conditions listed herein can be satisfied.**

(1) BASIC CONDITIONS: The applicant must meet ALL of the following Basic Conditions. That any variance from this Ordinance:

a) That the need for the variance is due to unique circumstances or physical conditions, such as narrowness, shallowness, shape, water or topography, of the property involved and that the practical difficulty is not due to the applicant's personal or economic hardship.

Is this condition met: _____

_____.

b) The need for the variance is not the result of actions of the property owner (self-created) or previous property owners.

Is this condition met: _____

_____.

c) That strict compliance with area, setback, frontage, height, bulk, density or other dimension requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome. (Because a property owner may incur additional costs in complying with this ordinance does not automatically make compliance unnecessarily burdensome).

Is this condition met: _____

d) That the variance will do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.

Is this condition met: _____

e) That the variance will not cause adverse impacts on surrounding property, property values or the use and enjoyment of property in the neighborhood.

Is this condition met: _____

f) That the variance shall not permit the establishment within a district of any use which is not permitted by right, or any use for which a conditional use or temporary use permit is required.

Is this condition met: _____

The subject property, zoned R-1B, was created prior the effective date of the Ordinance and considered legal non-conforming. The property is located along Bluff Road.

**Peninsula Township
Zoning Board of Appeals**

ZBA Case No. 882

Peninsula Township
13235 Center Road
Traverse City, MI 49686

Date of Meeting: July 21, 2020

Applicant: Ternes Family Cottage LLC – John Ternes, 11766 Bluff Rd., Traverse City, MI 49686
Owner: Ternes Family Cottage LLC – 2430 Geddes Ave., Ann Arbor, MI 48104
Address: 11766 Bluff Rd., Traverse City, MI 49686

Parcel Code: #28-11-003-018-00

Request:

1. Requesting a variance from the required sixty (60) foot setback from ordinary high water to forty-seven (47) feet in order to construct a new single family residence.

Action by the Zoning Board of Appeals:

(Chair)

Yes No

(Vice Chair)

Yes No

(Member)

Yes No

(Member)

Yes No

(Member)

Yes No

Board Action:

Parcel Code: #28-11-003-018-00

Request:

2. Requesting a variance to exceed the percentage of lot coverage from the allowed 15% to 17.56%.

Action by the Zoning Board of Appeals:

_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(Chair)		
_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(Vice Chair)		
_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(Member)		
_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(Member)		
_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(Member)		

Board Action:

EXHIBIT LIST

ITEM NO. 5

PENINSULA TWP



EXHIBIT LIST

ITEM NO. 6

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION

Salesperson: DENISE LINGERFELT

Printed at 06/24/20 12:03 by dling

Acct #: 1837

Ad #: 547424

Status: New WHOLD

PENINSULA TOWNSHIP
BECKY CHOWN CLERK
13235 CENTER ROAD
TRAVERSE CITY MI 49686

Start: 06/25/2020 Stop: 06/25/2020
Times Ord: 1 Times Run: ***
STDAD 3.00 X 4.10 Words: 226
Total STDAD 12.30
Class: 147 LEGALS
Rate: LEGAL Cost: 120.15
Affidavits: 1

Contact:

Phone: (231)223-7322

Fax#: (231)223-7117

Email: deputyclerk@peninsulatownshi

Agency:

Ad Descrpt: PUBLIC NOTICE PENINSULA T
Given by: EMAIL CHRISTINA DEEREN
P.O. #: ZBA-882
Created: dling 06/24/20 11:58
Last Changed: dling 06/24/20 12:02

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
RE	A	97	W	Thu 06/25/20	1	Thu 06/25/20	SMTWTFS
IN	AIN	97	W	Thu 06/25/20	1	Thu 06/25/20	SMTWTFS

AUTHORIZATION

Thank you for advertising in the Record-Eagle, our related publications and online properties. If you are advertising with the Record-Eagle classifieds, your ad will begin running on the start date noted above.

Please be sure to check your ad on the first day it appears. Although we are happy to make corrections at any time, the Record-Eagle is only responsible for the first day's incorrect insertions. Also, we reserve the right to edit or reclassify your ad to better serve buyers and sellers.

No refunds or rebates will be issued if you cancel your ad prior to the stop date.

We appreciate your business.

(CONTINUED ON NEXT PAGE)

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION (CONTINUED)

Salesperson: DENISE LINGERFELT

Printed at 06/24/20 12:03 by dling

Acct #: 1837

Ad #: 547424

Status: New WHOLD WH

PUBLIC NOTICE

PENINSULA TOWNSHIP
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Peninsula Township Zoning Board of Appeals will hold a regular meeting on July 21, 2020 at 7:00 PM at the Peninsula Township Hall, 13235 Center Road, Traverse City, MI 49686, (231) 223-7322. The following applicants will be heard:

1. Request No. 882, Zoning R-1B

Applicant: Ternes Family Cottage LLC - John Ternes, 11766 Bluff Road, Traverse City, MI 49686

Owner: Ternes Family Cottage LLC - 2430 Geddes Ave., Ann Arbor, MI 48104
Property Address: 11766 Bluff Road, Traverse City, MI 49686

1. Requesting a variance from the required sixty (60) foot setback from ordinary high water to forty-seven (47) feet in order to construct a new single family residence.

2. Requesting a variance to exceed the percentage of lot coverage from the allowed 15% to 17.56%.

Parcel Code # 28-11-003-018-00

Please be advised that the public may appear at the public hearing in person or by counsel.

Written comment may be submitted to Peninsula Township Zoning Department at 13235 Center Rd., Traverse City, MI 49686 no later than 12:00 PM on July 20, 2020.

If you are planning to attend the meeting and are disabled requiring any special assistance, please so notify the Planning & Zoning Department at (231) 223-7318 or call TDD at (231) 922-4766.

June 25, 2020-1T

547424

EXHIBIT LIST

ITEM NO. 7

PENINSULA TOWNSHIP
BOARD OF ZONING APPEALS

CERTIFICATE OF NOTIFICATION

Request No. 882

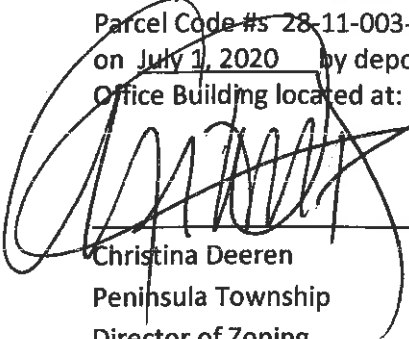
Hearing Date: July 21, 2020

Applicant: Ternes Family Cottage LLC – John Ternes, 11766 Bluff Road, Traverse City, MI 49686

Owner: Ternes Family Cottage LLC – 2430 Geddes Ave., Ann Arbor, MI 48104

Property Address: 11766 Bluff Road, Traverse City, MI 49686

I certify that the attached Public Hearing Notice and map showing the subject property location whose Parcel Code #s 28-11-003-018-00 was mailed by regular US mail to the attached list of 11 properties on July 1, 2020 by depositing said notices in a mail box located at United States Postal Services Main Office Building located at: 202 S. Union St., Traverse City, MI 496984



Christina Deeren
Peninsula Township
Director of Zoning

EXHIBIT LIST

ITEM NO. 8

Haggard's

PLUMBING and HEATING

"Business of Quality and Service"

"Charlevoix-the-Beautiful"

haggardsinc@hotmail.com

June 29th, 2020

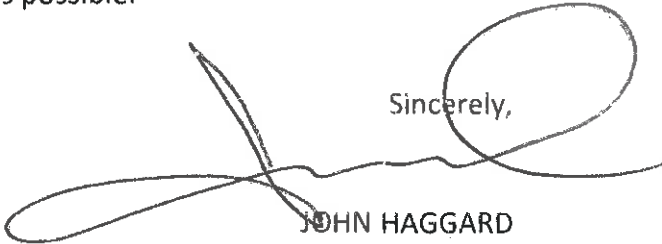
Township Planning Department
13235 Center Rd.
Traverse City, MI 49686

RE: Parcel#28-11-003-018-00 Application Ternes Family Cottage LLC John Ternes for a variance request for the 60' setback required from ordinary high water to 47' to construct a new single family residence.

To Whom it May Concern,

Upon reviewing the above Article, I would like to express my view on the above plan request. Haggard's Plumbing & Heating is not opposed to the changed of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time to either build and/or improve their existing property, it would only help the economy continue to grow. It would prove positive for the local, county and state to do all we can to improve and promote growth in anyways possible.

Sincerely,



JOHN HAGGARD