

PENINSULA TOWNSHIP

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PENINSULA TOWNSHIP ZONING BOARD OF APPEALS MINUTES

November 21, 2023
7:00 p.m.

1. **Call to Order** by Dolton at 7:00 p.m.
2. **Pledge**
3. **Roll Call** Dolton, Dloski, Dunn, Cram-Director of Planning and Zoning, Patterson-township attorney. Absent-Wahl, Ammerman
4. **Approval of Agenda** Dloski moved to approve the agenda with a second by Dunn. **Approved by consensus**
5. **Conflict of Interest** None
6. **Brief Citizen Comments – (for items not on the Agenda)**
7. **Business:**

Dolton: lacking a full board member attendance tonight, the applicant has requested we postpone and table this request to the next meeting on December 19, 2023.

Dunn moved to table request No. 911 until December 19, 2023, with a second by Dloski.

Approved by consensus.

1. Public Hearing for Request No. 911, Zoning = R-1B – Coastal Zone

Applicant/Owner: Matthew B Myers & Keegan L Myers, 625 & 701 Tucker Point, Traverse City, MI 49686

Property Address: 707 Tucker Point, Traverse City, MI 49686

1. Requesting to replace an existing two (2) story non-conforming structure per Section 7.5.6.
2. Requesting a variance from Section 6.8 of the Zoning Ordinance to construct a new garage and dwelling .5-feet from the front property line, where 30-feet is required.
3. Requesting a variance from Section 6.8 of the Zoning Ordinance to construct a new garage and dwelling, 12.6-feet from the rear property line, where 30-feet is required.
4. Requesting a variance from Section 6.8 of the Zoning Ordinance to exceed the maximum lot coverage of 15% up to 18%.

Parcel Code # 28-11-565-925-55

8. Approval of Minutes from the August 1, 2023 Special Meeting _Dloski moved to approve the minutes with a second by Dunn. Approved by consensus

9. Citizen Comments None

10. Board Comments Cram- I have two additional completed applications in addition to the request just tabled. Additionally, there is another request set for January 2024. What is the board's thinking on this schedule?

Dolton: my thinking is we should not start a new request after 10:00 p.m. If we have started a request and it runs past 10:00 p.m., it needs to be completed. Ten o'clock seems like a reasonable time as the board has had 3 hours of discussion.

Dloski: it does not seem fair a petitioner might sit here for 3 hours and not get heard. Maybe what we can do is limit the number of applications for each meeting. If an applicant has 4 variance requests within an application, we know this probably will take longer.

Cram: is the board open to having a special meeting in addition to the regularly scheduled meeting in January?

All board members stated yes.

Dloski moved to limit the number of ZBA cases heard in a meeting to 2 with a second by Dunn. Approved by consensus

11. Adjournment _Dloski moved to adjourn with a second by Dunn. Approved by consensus
Adjourned at 8:15 p.m.