

ZONING BOARD OF APPEALS
Unapproved Minutes of August 27, 2012
Variance Request by Rick and Barb Werkman
5116 Port Austin Road, Caseville, Michigan
Property Code: 3213-017-049-00

The meeting was called to order at 7:00pm p.m. by Louis Bushey, Chairman. Present were; Gordon Krueger, Bill Osborne, Ric Geilhart, Rich Ehrlich and Lisa Zadrzynski, as recording secretary.

Also present were; Yvonne Bushey Supervisor, Mark Treder, zoning administrator, and guests.

Pledge of Allegiance was recited.

Motion by Osborne, **to approve the minutes from Franklin hearing of August 15, 2012 meeting**, seconded by Krueger. All ayes. **Motion carried.**

Notice of hearing for a variance request by Rick and Barb Werkman was read by Zadrzynski.

Said applicants are requesting a variance from the following section of the Lake Township Zoning Ordinance of 2007:

Chapter 7, R-1 – Single Family Residential

- G. (2) Decks are to be constructed of wood or composite material and cannot exceed 300 square feet.

Correspondence

No correspondence.

Public Comment

Rick Werkman commented that the existing wall is dangerous and needs to be repaired. This deck has become a safety issue and will also help control the sand.

Barb Werkman commented that the neighboring deck goes out toward the lake farther than this one will.

Walt Kloc commented that this amendment to the deck sizes in the R-1 district was supposed to be adopted and then possibly amended right away so as to allow for more than 300' sq. ft. He noted that there are other decks in this zoning district that are larger than this and this variance request should be approved.

Bushey stated that the Lake Township Planning Commission will be holding a public hearing on September 26, 2012. This hearing is for an amendment to enlarge the deck sizes allowed in the R-1 district.

Barb Werkman commented that they have always been very limited in the improvements that could be done on their property due to the size of their lot.

Geilhart questioned the deck on the highway side of the house.

Treder answered that it does not encroach any farther than the existing shed.

Krueger stated that this deck is in need of upgrades and is a safety issue.

Maria Palmruetter, neighbor, commented that they are in favor of this variance approval and that this would even up the deck areas between the properties.

No more public comment.

Board members discussed the size of the deck and the safety issues that exist.

Bushey stated that he is in favor of granting this variance request.

Mark Treder offered that repairs are needed badly and it looks terrible as it sits now. He added that safety is definitely his main concern.

Motion by Krueger, to **approve the variance request**, seconded by Osborne. All ayes.

Roll Call: Bushey, aye. Reason: # 1, Practical Difficulties.
Geilhart, aye. Reason: # 2, Circumstances.
Osborne, aye. Reason: # 2, Circumstances.
Ehrlich, aye. Reason: # 1, Practical Difficulties.
Krueger, aye. Reason: # 1, Practical Difficulties.

Motion by Krueger, to **approve the variance request for reason No. 1**, Practical Difficulties, seconded by Osborne. All ayes. Motion carried.

Motion by Ehrlich, **to adjourn**, seconded by Geilhart. All ayes. Motion carried.
Meeting adjourned at 7:30 p.m.

Submitted by Lisa Zadrzynski, Recording Secretary