

Township of Lake

Huron County, Michigan
Zoning Board of Appeals
May 28, 2013

Meeting called to order by Chairman Bushey at 7:30 PM.

Pledge of allegiance.

Roll call: Bushey, Colletta, Ehrlich and Russell present. Karen Sienkiewicz recording secretary. Three guests.

Approval of minutes of May 1, 2013 upon motion by Colletta, seconded by Ehrlich. Motion carried – all ayes.

Notice of hearing read. Letters from Jim Simmons and Ken Gruich read. Two emails from Kathleen Lawrence of 3948 Port Austin Road read.

Public Comment:

Applicant Bob Gulash stated that the proposed location of the shed is the only location where they can build due to the position of the house and the surrounding wetlands.

Larry Murdoch questioned the determination of front yard versus side yard.

Lengthy discussion on front yard and side yard based upon the zoning ordinance.

Ehrlich commented that it looks as if it is on the side of the house, there is a lot of acreage and he doesn't see why the 1,200 square feet should be a problem.

Motion by Bushey to approve variance for 1,200 square feet; that if the property was in the R-2 district a 1,200 square foot shed could be built behind the house and this property has 12 acres and the applicant should be able to build on it. **Motion seconded by Colletta** due to the topography of the property; that if the property was not all wetland it could be built behind the house but in this situation it is all marshland.

Roll call vote:

Russell: Aye – topography.

Ehrlich: Aye – Plenty of acreage and only place applicant can build due to swamp.

Bushey: Aye – Very hard for him to set it back because of wetlands and has all kinds of acreage.

Colletta: Aye – topography.

Bushey asked what reason the board was basing its decision on. Colletta responded that it is based upon 303.11 C(2) – “there are exceptional circumstances or physical conditions such as narrowness, shallowness, shape, or topography of property involved.”

Motion by Colletta to adjourn, seconded by Ehrlich. Motion carried – all ayes.

Meeting adjourned at 8:08 P.M.

Submitted by,

Karen Sienkiewicz,
Acting Recording Secretary