

Charter Township of Garfield
Zoning Board of Appeals Meeting

Wednesday, October 19, 2016 @ 7:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684

Chair Rick Smith called the meeting to order at 7:00pm.

Board Members Present: Kent Rozycki, Steve Duell, Lynne Fricke, Gil Uithol, Rick Smith

Staff Present: Michael Green

1. **Review and approval of the agenda and declaration of a Conflict of Interest**
Uithol moved and Duell seconded to approve the agenda as presented.

Yeas: Uithol, Rozycki, Fricke, Duell, Smith
Nays: None

2. **Minutes – April 20, 2016 and March 10, 2016**
Fricke moved and Rozycki seconded to approve the minutes of April 20, 2016 as presented

Yeas: Duell, Fricke, Uithol, Rozycki, Smith
Nays: None

3. **Public Hearing**

- a. **Case #2016-05 – Brain A. Ameel – Rear Setback Variance**

The application requests a variance from Section 3 for a reduction in the required rear yard setback. The property is zoned R-1 One Family Residential and is located at 3167 Orthwoods Drive. The property consists of about .55 acres of land that is mostly open with some clusters of trees and slopes upward from the front to the back of the lot. The lot is within the Orthwoods Subdivision, which was platted in 1964. Applicant Brain Ameel said that he would like a garage on the front side of the house. He said that the road right-of-way is creating a problem because it infringes onto his property by 27 feet. Board members asked questions regarding the front house address and the setback requirement for the front and back lots. Ameel added that his long term strategy is to have a main floor garage.

Board members noted that Gord Ann Drive is a county road and if the proposed cul-de-sac were ever developed, the garage would encroach on the road commission right of way. Board members suggested that Ameel approach the road commission regarding their future plans for Gord Ann Drive and if they were willing to vacate the cul-de-sac.

Smith opened the Public Hearing at 7:19 and seeing no one wishing to speak, closed the public hearing.

Duell moved and Uithol seconded to postpone any decision on Case #2016-05 until the applicant can discuss the Road Commission setback on Gord Ann Drive.

*Yeas: Duell, Uithol, Fricke, Rozycki, Smith
Nays: None*

4. Other Business

a. Zoning Ordinance Update

Green told Board members to add the latest updates in their books.

5. Items for next agenda

6. Public Comment

None

7. Adjournment

Uithol moved and Fricke seconded to adjourn the meeting at 7:21pm.



Steve Duell, ZBA Secretary