

**CHARTER TOWNSHIP OF GARFIELD
ZONING BOARD OF APPEALS MEETING**

Wednesday, January 6, 2016 @ 7:00 p.m.
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684

A G E N D A

Call meeting to order
Roll call of Board Members

1. Election of Officers
2. Review and approval of the Agenda and declaration of a Conflict of Interest
3. Minutes – October 21, 2015
4. Old Business
 - a. Case # 2015-04 Angela Ayers, 4814 Thornapple Ln-Side Yard Setback Variance- Withdrawn at request of Applicant
5. New Business
 - a. 2016 Meeting Schedule
6. Items for next agenda
7. Public Comment
8. Adjournment

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with Disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

Charter Township of Garfield
Zoning Board of Appeals Meeting

Wednesday, October 21, 2015 @ 7:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684

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

Board Members Present: Kent Rozycki, Steve Duell, Joe Yelencich, Rick Smith

Absent and Excused: Gil Uithol

Staff Present: Sara Kopriva

- 1. Review and approval of the agenda and declaration of a Conflict of Interest**
Rozycki moved and Yelencich seconded to approve the agenda as presented. Rozycki said he performed some tax work for Mark Ayers' mother, but neither board members nor the applicant saw any conflict of interest.

*Yeas: Rozycki, Yelencich, Uithol, Smith
Nays: None*

- 2. Minutes – August 19, 2015 & October 6, 2015**
Yelencich moved and Duell seconded to approve the minutes of June 11, 2015 as amended noting that on the October 6, 2015 minutes, page two, paragraph 4, the second sentence shall read, "He had a verbal discussion with Rob Larrea ... "

*Yeas: Yelencich, Duell, Rozycki, Smith
Nays: None*

- 3. Decision and Order**
Case #2015-02 Northern Delta
Case #2015-03 Sonny's Body Shop

Rozycki moved and Duell seconded to adopt Decision and Orders for Cases # 2015-02 and 2015-03.

*Yeas: Rozycki, Duell, Yelencich, Smith
Nays: None*

4. Public Hearing

a. Case #2015-04 Angela Ayers, 4814 Thornapple Ln – Side Yard Setback Variance

The applicant is requesting a variance to allow an attached garage to be constructed in the side yard setback. The garage addition would be 15 feet and would extend into the setback 7ft, 8in. The parcel is located near the corner of Thornapple Lane and Silverwood Drive in the Silver View subdivision. It is approximately .276 acres and zoned R-1. The property is flat and there is currently a single family dwelling on the property, a small shed, and a temporary storage structure. The zoning ordinance requires a 10 ft side yard setback in the R-1 zoning district. This request would place the structure 2 ft 4 inches from the property line. Mark Ayers, the property owner spoke about his case and said that he would like to keep a structure for his boat on the property or add another stall to his existing garage and a variance would be needed. Currently, there is a one car garage on the property. Duell talked to the applicant about adding another stall to the existing garage and it could be done without such a large variance. The structure overhang may be the only variance needed if Ayers constructed the stall such as Duell suggested. Discussion took place between Ayers and the Board about how he could have a structure to store his boat without needing a variance from the ZBA. Kopriva suggested that the request be postponed so that the applicant could speak with a builder and if he does need the variance, he could come back to the Zoning Board of Appeals.

Rozycki moved to postpone Case #2015-04 Ayers, 4814 Thornapple Lane Side Yard Setback Variance so that the applicant could study his choices for a second garage stall addition. Yelencich seconded the motion.

*Yeas: Rozycki, Yelencich, Duell, Smith
Nays: None*

5. Items for next agenda

Kopriva said that there have been no applications received for the November meeting.

6. Public Comment

None

7. Adjournment

Duell moved and Rozycki seconded to adjourn the meeting at 7:25pm.

Angie Ayers
4814 Thornapple Lane
Traverse City, MI 49685
231-620-8963 phone
231-421-3317 fax
angierayers@gmail.com

Facsimile Transmittal

To: Sara Fax: 408-3146
From: _____ Date: _____
Re: _____ Pages: _____
CC: _____

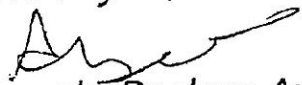
Urgent For Review Please Comment Please Reply Please Recycle

Sara we are not in need of a N variance
@ this time!

Angie Ayers 231 620-8963

Please call me with any questions 231-620-8963

Thank you,


Angela Rockey-Ayers

Merry Christmas!

Note: The information contained in this facsimile may be privileged and confidential and protected from disclosure. If the reader of this facsimile is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this facsimile is strictly prohibited. If you have received this facsimile in error, please notify the sender immediately by telephone at 231.620.8963 and destroy this facsimile. Thank you.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

CHUCK KORN
SUPERVISOR

LANIE MCMANUS
CLERK

JEANE BLOOD
TREASURER

MOLLY AGOSTINELLI, *TRUSTEE*
ROBERT L. FEATHERSTONE, *TRUSTEE*

DENISE SCHMUCKAL, *TRUSTEE*
KIT WILSON, *TRUSTEE*

2016 Zoning Board of Appeals Meeting Dates

The regular meeting dates of the Garfield Township Zoning Board of Appeals are scheduled the third Wednesday of each month, beginning at 7:00 pm. in the Large Meeting Room of the Township Offices located at 3848 Veterans Drive, Traverse City, Michigan.

January 20, 2016
February 17, 2016
March 16, 2016
April 20, 2016
May 18, 2016
June 15, 2016
July 20, 2016
August 17, 2016
September 21, 2016
October 19, 2016
November 16, 2016
December 21, 2016

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Clerk, Lanie McManus in writing or calling, (231)941-1620 or TDD #922-4766.