



Fruitland Township Zoning Board of Appeals Minutes of September 10, 2018

CALLED TO ORDER: 6:00p.m.

PLEDGE OF ALLEGIANCE

PRESENT: Chairperson Judy Macinkowski, Board members Cindy Campeau, John Warner, Eileen Stoffan and David Stevens (Alternate).

NOT PRESENT: Board Member John Ruck.

ALSO PRESENT: Zoning Administrator Jensen, Recording Secretary Sally Dion and 2 interested parties.

AGENDA: Motion by John Warner, second from Eileen Stoffan, ***ADOPTED***, to accept the September 10, 2018 Zoning Board of Appeals agenda as written.

5 AYES

MINUTES: Motion by Eileen Stoffan, second from John Warner, ***ADOPTED***, to accept the July 9, 2018 Zoning Board of Appeals minutes as written.

5 AYES

Chairperson Marcinkowski explained the purpose and function of the Zoning Board of Appeals.

South Shore Drive (Vacant)
6140 South Shore Drive

61-06-107-100-0008-00
61-06-107-100-0009-00

Applicants Kevin and Jodi Leffler, 6140 South Shore Drive, Whitehall, Michigan requests a variance to combine two non-conforming legal lots of record located on South Shore Drive in the Inland Lakes Zoning District from the following article: **Article III, General Provisions, Section 3.01 Required Area**, “No lots or lots in common ownership and no yard, parking area or other space shall be so divided, altered or reduced as to make such area or dimension less than the minimum required under this Ordinance. If already less than the minimum required under this Ordinance said area or dimension shall not be further divided or reduced”, (**pursuant to section 19.03(C) of the Zoning Ordinance**), for the purpose of being able to meet the side yard setback requirement for a proposed addition.

Public Hearing Opened 6:05 p.m.

Steve Seeger Builders, LLC, spoke on behalf of Kevin and Jodi Leffler. They are requesting to combine their two parcels. As the house sits now it is in the middle of the two parcels. The proposed addition will be on the East side and will meet the ten (10) foot required side yard setback.

Board Member Stevens asked if the 10 foot is to the Easement.

Steve Seeger answered that is correct.

Public Comment: None

Correspondence: None

Public Hearing Closed 6:08 p.m.***Board Comments:***

Zoning Administrator Jensen advised he can not approve this request because it would not meet the zoning requirements, however, the Board of Zoning Appeals has the authority to approve.

Board Member Stevens stated there are several parcels along the lake that could have this issue. He suggests maybe the Planning Commission should review.

Board Member Stoffan stated this request makes complete sense.

Board Member Campeau concurs.

Board Member Warner concurs and stated he will bring this to the Planning Commission for further review.

Motion by John Warner, second from Eileen Stoffan, ***ADOPTED***, to ***GRANT***, the variance as requested, allowing parcels 61-06-107-100-0008-00 and 61-06-107-100-0009-00 to be combined.

ROLL CALL VOTE: Campeau ***AYE***, Stoffan ***AYE***, Warner ***AYE***, Stevens ***AYE***, Marcinkowski ***AYE***.

Chairperson Marcinkowski informed that they have 180 days to begin the project.

The September 10, 2018 Zoning Board of Appeals meeting adjourned at 6:16 p.m.

Respectfully Submitted,

Sally Dion
Recording Secretary