

**WHITEWATER TOWNSHIP ZONING BOARD OF APPEALS**

**Agenda for Regular Meeting**

**Thursday, August 25, 2022**

**7:00 p.m. at the Whitewater Township Hall**

**5777 Vinton Road, Williamsburg, MI 49690**

**Phone 231-267-5141/Fax 231-267-9020**

**Join Zoom Meeting**

<https://us06web.zoom.us/j/81561317095?pwd=RnNpR0xubUIwdzA3VjlZTWpuVVk5Zz09>

**Meeting ID: 815 6131 7095      Passcode: 731049**

**One tap mobile: +13017158592,,81561317095#,,,,\*731049#**

**Dial in: +1 301 715 8592 US**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Set/Adjust Agenda
5. Declaration of Conflict of Interest
6. Approval of Minutes of January 27, 2022
7. Scheduled Public Hearing case ZBA 2022-01, Compere, nonconforming use
8. Scheduled Public Hearing case ZBA 2022-02, Stover, nonconforming use
9. Other Matters to be Reviewed by the Zoning Board of Appeals
  - a. Correspondence Received
  - b. Zoning Board of Appeals Members
10. Report of Planning Commission Representative – Carl Wroubel
11. Report of Township Board Representative – None assigned
12. Report of Zoning Administrator
13. Training and Training Opportunities
14. Adjournment

Whitewater Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who are planning to attend. Contact the township Supervisor at 231-267-5141.

**WHITEWATER TOWNSHIP ZONING BOARD OF APPEALS**  
**Minutes for Regular Meeting on Thursday, January 27, 2022**  
**7:00 p.m. at the Whitewater Township Hall**  
**5777 Vinton Road, Williamsburg, MI 49690**

Call to Order by Chair at 7:02 p.m.

Roll Call: Bowen, Lake, Garza, Wroubel

Absent: Alternate. Shaffer; Board Rep unassigned

Set/Adjust Agenda Set

Declaration of Conflict of Interest – None

Public Comment - None

Approval of Minutes:

MOTION by Lake, second by Garza, to approve minutes of October 28, 2021. Roll call vote.  
Wroubel-yes; Lake-yes; Garza-yes; Shaffer-n/a; Bowen-yes. Motion carried.

Other Matters to be reviewed by the Zoning Board of Appeals

a. Election of Officers, Chair, Vice Chair and Secretary

MOTION by Lake, second by Bowen to keep Bowen as Chair, Garza as Vice Chair, Lake as Secretary.  
Roll call vote: Shaffer-n/a; Bowen-yes; Garza-yes; Lake-yes; Wroubel-yes. Motion carried.

b. Resolution #ZBA22-01, 2022/2023 Regular Meeting Schedule

MOTION by Bowen, second by Garza to adopt Resolution #ZBA22-01, Meeting Schedule.  
Roll call vote: Garza-yes; Lake-yes; Shaffer-n/a; Wroubel-yes; Bowen-yes. Motion carried.

c. Review of Zoning Board of Appeals By-laws.

MOTION by Bowen second by Garza to leave by-laws the way they are.

Roll call vote: Lake-yes; Shaffer-n/a; Wroubel-yes; Bowen-yes; Garza-yes. Motion carried.

Report of Planning Commission Representative, Wroubel: The PC is working on the Marihuana Ordinances, the Master Plan, setbacks and campgrounds. The Master Plan will have to include information regarding Marihuana. Short term rentals are being addressed at the state level, currently.

Report of Township Board Representative, Not Available

Report of Zoning Administrator, Hall: Planning Commission has been working a lot not getting things done. The PC has access to a planner now. Master Plan has statutory requirements that need to be addressed. The Grand Traverse Plastics project is under way after some delays at the GT County permit office. Township needs a Municipal Civil Infraction Ordinance. Decisions have not been followed up on. There are no consequences.

Continuing Education: One included in the packet. ZA presented the ZBA with additional training materials. Training is available through Chris Grobbel, possibly to get together in the spring or fall for specific ZBA training at the township. Hall invited all to a training Wednesday, April 20, 5:30 to 8:30 in Wexford County on site plan review and special uses.

Public Comment: None

Comments: None

Next regularly scheduled meeting will be February 24, 2022, if a case is presented.

Adjournment: 8:30 p.m.

Respectfully submitted  
Recording Secretary  
Lois MacLean

Zoning Board of Appeals – 01/27/2022

DRAFT

DRAFT

**Special Use Permit/  
Site Plan Review Application**

**WHITEWATER TOWNSHIP**

5777 Vinton Road, PO Box 159  
Williamsburg MI 49690  
PH (231) 267-5141 Fax (231) 267-9020

Case No. <u>2022-01</u>
Date Rec. <u>07/14/2022</u>
Fee <u>250.00</u>
# <u>23981</u>

*TELEPHONE 08-25-2022*

**Property Information**

Parcel Number 28-13-122-019-00  
Address 8094 Okaiyoka Rd., Williamsburg, MI 49690  
Zoning District T28N Acres 3.89 Current Use 408

**Property Owner Information** See attached

Name <u>Virgina and Sally Compere</u>	<u>Robert Compere</u>
Address <u>10726 Glen Acres Dr. S., Seattle WA 98168</u>	<u>1931 Briarcliffe Blvd., Wheaton, IL 60189</u>
Phone <u>505-205-3417</u>	Fax <u>NA</u>
<u>503-970-8251</u>	<u>630-297-3610</u>
	<u>630-988-7168 (Leslie)</u>

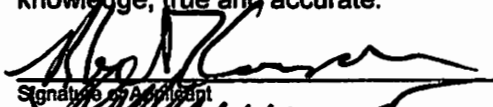
**Applicant Information**

Name Robert & Leslie Compere  
Address 1931 Briarcliffe Blvd., Wheaton IL  
Phone 630-988-7168 Fax NA

**Description of Proposed Use** (Use reverse side or attach pages as needed)

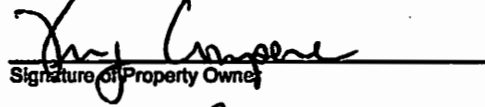
Remove old, dilapidated building with bathroom, bedroom, and storage that is currently nonconforming and situated within setback area of parcel and too close to a creek and replace with similarly sized, new, usable structure that is up to code and conforms to current building and public health codes.

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.



  
Signature of Applicant

7/10/2022  
Date 7/10/2022

I hereby grant permission for members of the Whitewater Township Planning Commission and the Zoning Administrator to enter the above described property for the purposes of gathering information related the this application.

  
Signature of Property Owner

7/10/2022  
Date

  
  
7/10/2022  
7/10/2022

July 10, 2022

Whitewater Township Zoning Special Use Permit Site Plan Review Application  
Parcel Number 28-13-122-019-00  
Compere Little House Renovation

The Compere Little House Renovation – Removal of existing little house building (classified as a shed on the enclosed survey document) consisting of a bedroom, full bathroom and storage space that is currently nonconforming and situated within the setback area of parcel and too close to a creek and replace with a similarly sized, new, usable structure that is up to code and conforms to current building and public health codes (proposed structure is cross-hatched in enclosed design plans).

Owners of Record (see enclosed copies of deeds)

Virginia Compere, 10726 Glen Acres Dr. S., Seattle WA 98168, 505-205-3417

Sally Compere, 10726 Glen Acres Dr. S., Seattle WA 98168, 503-970-8251

Robert Compere, 1931 Briarcliffe Blvd, Wheaton, IL 60189, 630-297-3610

The Compere Little House Renovation project status:

- Property surveyed by Eagle Land Surveying, Inc. Neil L. Way, Licensed Land Surveyor #4001028432, 7164 Eagle Way Lane, Kewadin, MI 49648, 231-264-9110. Survey date of March 10, 2022
- Project preliminary designs by Jennifer Markey, Thomas Building Design, LLC, 212 River Street, Suite a3, Elk Rapids, MI 49676, 231-498-2380. Design Documents July 8, 2022.
- No developer hired to date.
- Proposed timeline: Zoning approval late summer/early fall 2022, secure developer after zoning approval, construction early spring 2023.
- All property owners plan to attend the Whitewater Township Zoning Board meeting scheduled at 7pm on Thursday, August 25, 2022 to answer questions.

If any items missing or additional information needed in advance of the August 25, 2022 Zoning Board meeting please contact Leslie Compere at [lccompere@comcast.net](mailto:lccompere@comcast.net) or 630-988-7168.

Thank you for your time and attention.

Sincerely,

  
Leslie Compere (applicant)

Whitewater Township  
P.O. Box 159 - 5777 Vinton Road  
Williamsburg, Michigan 49690

[zoning@whitwatertownship.org](mailto:zoning@whitwatertownship.org)

[www.whitwatertownship.org](http://www.whitwatertownship.org)

231-267-5141 x 21

**APPLICATION FOR ZONING BOARD OF APPEALS [page 1 of 2]**

**[WARNING: THIS FORM IS NOT A LAND USE PERMIT]**

**KODIAK LTD, LLC by member**

Property Owner: **Stover** **Bernie** Phone: (231)- 313 - 7788

Owner Address: Last Name **9400 Larsen Road** First Name **Williamsburg** **MI** **49690**

Project Address: Street # or P.O. Box **9400 Larsen Road** City **Williamsburg** State **MI** Zip **49690**

Parcel ID # **28-13-122-003-00** Are property lines and building site staked? **YES** NO  
[Circle one]

**IF BEING REPRESENTED BY AGENT OR ATTORNEY PLEASE COMPLETE THIS SECTION**

Agent / Attorney: \_\_\_\_\_ / \_\_\_\_\_  
Company Name Individual Name

Agent / Attorney Address: \_\_\_\_\_  
Street # or P.O. Box City State Zip

Agent / Attorney Phone: (\_\_\_\_)-\_\_\_\_-\_\_\_\_ Email: \_\_\_\_\_

**ZONING BOARD OF APPEALS - ACTION BEING REQUESTED**

- Administrative Appeal / Decision
- Dimensional Variance Request
- Ordinance Text / Map Interpretation

(Check Only ONE)

**SITE PLAN:** When applicable, the Zoning Administrator (on behalf of the Zoning Board of Appeals) may require that this application be accompanied by a legible site plan drawn to scale in accordance with the Whitewater Township Zoning Ordinance.

Please describe (*in detail*) the current use(s) of the buildings, structures, and / or land as applicable: ~~do not leave blank~~

**Our small storage garage was destroyed during a storm in August 2021. We are proposing to rebuild it (adding four feet to the north) on its existing slab, which is less than 15 feet to the side lot line to the south. The building cannot be moved any further north due to the septic system location and overhead powerline clearance requirements. The building will essentially be restored to its original location and use.**

**Do Not Write Below This Line - For Administrative Use Only**

Assigned ZBA Case # 2022-02  
Fee: \$ 250.00 Receipt # 2584

Date Application Received: 07/28/2022  
Date of ZBA Action: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

APPLICATION FOR ZONING BOARD OF APPEALS [page 2 of 2]

**DEMONSTRATING PRACTICAL DIFFICULTY**

The Zoning Board of Appeals must find that very specific standards can be demonstrated or 'proven' that apply to your particular situation in order to grant a 'variance' from the zoning ordinance. You are encouraged to arrange a pre-application conference with the Zoning Administrator so that you can be presented with information that will assist you in submitting a complete application. **An application to appear before the Zoning Board of Appeals will not be considered complete unless accompanied by the appropriate fee, a site plan (as required), and a narrative that addresses all of the standards that the Zoning Board of Appeals is required to consider.**

**AFFIDAVIT:** I agree the statements and representations made herein and attached to this application are true and if found not to be true, any zoning (Land Use) permit that may be issued in reliance upon this application may be void. Further, I agree to comply with any conditions and regulations provided with any permit that may be issued in connection with this application. Further, I agree the permit that may be issued is with the understanding all applicable sections of the Whitewater Township Zoning Ordinance (and all conditions attached) will be complied with. Further, I agree to notify the Zoning Administrator for inspection before the start of construction and when locations of proposed uses are marked on the ground. *Further, I agree to give permission for the Whitewater Township Zoning Board of Appeals / Planning and Zoning Administrator, the County and the State of Michigan to enter the property subject to this permit application for purposes of inspection.* Finally, I understand this is an application to appear before the Whitewater Township Zoning Board of Appeals, (not a permit), and that a Land Use Permit, if issued, conveys only land use rights and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signed: Bernard H. Stoen Date: 7-26-22

