

DRAFT  
WHITEWATER TOWNSHIP ZONING BOARD OF APPEALS  
MEETING MINUTES OF NOVEMBER 20, 2012

Call to Order by Millar at 7:05 p.m.

Roll Call: Benak, Millar, Bowen, Halstead, Lyons (late) Recording Secretary-MacLean, Zoning Administrator-Meyers and 3 in audience

Absent: Lake

Public Comment (For items not on the agenda) None

Approval of Minutes of 9/18/12 Regular Meeting. Motion by Halstead to approve, seconded by Benak; all in favor. Motion carried.

#### Business Session

Notices were sent out and posted in the newspaper.

- 1) Open Public Hearing at 7:06 on Appeal #A12-005, John and Cheryl Kreger Trust 8019 Skegemog Pt. Rd., parcel #28-13-123-024-00.

Zoning Administrator Presentation: Notice posted in the Elk Rapids News and mailed to near properties. A request for a variance of Article 12.11, a variance of 6' from the 50' lakefront setback to rebuild a deck. Explanation of background of the property. A seawall has been installed to combat future erosion. New deck will be up to today's building code standards. Original deck was conforming, but due to erosion it is currently non-conforming. Recommend granting of the variance.

Millar: It is the same as it was previously? Yes

Petitioner Presentation: John Kreger, replacing the deck due to safety concerns. Putting in a maintenance free deck.

Correspondence from Glory Wiltjer, in favor and Bob and Eva Lenzini, in favor, attached.

Report on site visit: Halstead: Looks like he is building a nice deck. Benak: Same foot print. Bowen: Nice property, can see that there has been an erosion problem. Millar: Looks good.

Public Comment: In favor: none. In opposition: none.

Close Public Hearing: 7:15 p.m.

**Motion by: Bowen to grant a variance of 6' from the standard 50' setback requirements of Article 12.11, seconded by Halstead. It is the right thing to do for the home owner. Roll call: Halstead – yes; Bowen – yes; Benak – yes; Lyons – yes; Millar – yes. All in favor. Motion carried.**

Consideration of By-Law changes. Making changes to make the Public Hearing section more smooth. Set the meeting agenda to be more like the Planning Commission set up. Approval here, then it will go to the Board for approval. Change the standard date (3<sup>rd</sup> Tuesday). Add Conflict of Interest after Roll-Call. Someone will fill the function of the Zoning Administrator, as called for in the Zoning Ordinance. Section 5 change contact person. Motion to recommend By-Laws changes by Lyons seconded by Bowen with changes.

Public Comment: None

Zoning Administrator Report: Very busy. Next meeting to be December 18, 2012. It is something that has been worked on for about 6 months on Miami Beach.

Adjournment at 7:40 p.m.