

Charlevoix Township Zoning Board of Appeals  
Minutes of Regular Meeting  
May 3, 2022

7:00pm  
Approved on: 12/1/22

Call to Order:

- Meeting was called to order by Chairperson Margo Johnson at 7:00pm in the Charlevoix Township Fire Hall. Member present: Dan Ulrich. Chuck Center was absent. Other attendees: Mindy Joy, recording secretary and John Ferguson, Zoning Administrator, John Campbell, Dick Bogart and Sheilah Bogart.
- Minutes of the September 10, 2020 were discussed. Upon Motion by Ulrich, and supported by Johnson, the minutes were approved as presented.
- The regular meeting was adjourned and the Public Hearing was held, beginning at 7:02pm

Public Hearing 12608 Taylor Road

- John Campbell was present to discuss his request for temporary dwelling. He would like to place up to two travel trailers on his property. Each trailer will house two to three employees, from May through November.
- Dick Bogart and Sheilah Bogart were present to express their support of the request.

ZBA Meeting Resumed at 7:10pm

- The matter was discussed. Property is zoned commercial and the request satisfies the requirements in the Ordinance.
- Ulrich made the Motion with Johnson supporting, to approve the special exception to allow temporary dwelling in accordance with Section 3.5 of the Zoning Ordinance. All in Favor. Motion passed unanimously.
- The meeting adjourned at 7:14pm

Respectfully Submitted,

Mindy Joy,  
Recording Secretary

Charlevoix Township Zoning Board of Appeals

Minutes of Regular

May 3, 2022

8:00pm

Approved on: 12/1/22

Call to Order:

- Meeting was called to order by Chairperson Margo Johnson at 8:00pm in the Charlevoix Township Fire Hall. Member present: Dan Ulrich. Chuck Center was absent. Other attendees: Mindy Joy, recording secretary and John Ferguson, Zoning Administrator, Elaine Keiser, Kelly Ross, Randy Ross and Roger Nesburg.
- The regular meeting was adjourned and the Public Hearing was held, beginning at 7:02.

Public Hearing 12985 PaBaShan Lane.

- Elaine Keiser was present to discuss the proposed removal the existing non-conforming garage and to expand the house on the west side. Proposal includes adding a screened porch. They would like to fill in a middle section and straighten out the roof line as there are ongoing maintenance issues with roof.
- The Zoning Ordinance standards for variances were discussed.
- Letter John Haggard wrote in support of their proposal and his letter was read into the record.
- Letter from the attorney for Anthony and Mary Serra, objecting to the proposal, was read into record.
- Zoning Administrator John Ferguson received a phone call from an anonymous caller who stated they were against granting any variance.

ZBA Meeting Resumed at 8:17pm

- Ulrich stated that an odd roofline doesn't make it a special circumstance. He understands the desire to build the straight roofline but would be building over 4 foot into the setback area and doesn't feel the standards for a variance were not met. It leaves little room with the neighboring property also encroaching on their setback.
- Johnson inquired about other ways to alleviate the problem.
- Ulrich made the Motion, with Johnson supporting, denying the request for variance for this addition primarily as it would set a precedence and as it does not meet the four standards in the zoning ordinance. All in favor and the Motion carries unanimously.

Respectfully Submitted,  
Mindy Joy,  
Recording Secretary  
Meeting adjourned at 8:42pm