

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING**  
**WEDNESDAY, JULY 28, 2010 AT 7:00 P.M.**  
**ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING**

**Members Present:** Charles Freese, Ralph Hemmer, John Moore, Mary Street, Chris Brown

**Members Absent:** None

**Others Present:** Scott McNeil, Irene Wright, Edwin Belanger, Bill Morgan Jr.

The meeting was called to order by Chairperson Freese at 7:00pm.

**APPROVAL OF AGENDA**

The agenda was presented. **Motion** by Mr. Brown, seconded by Mr. Hemmer, to accept the agenda as presented. Motion carried unanimously.

**APPROVAL OF MINUTES**

Minutes from the June 23, 2010 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the minutes as presented. Motion carried unanimously.

**PUBLIC HEARING & ACTION ON REQUESTS**

**Irene Wright** – Requests a 31ft. front variance, where 50ft. is required, to construct a 14ft. x 16ft. sunroom/addition to a residence. The property is located at 2921 Gilpin Rd., Benton Township, section 4, parcel #104-004-400-015-04 and is zoned Agriculture & Forestry Management (M-AF). (This item was tabled at the 06/23/10 Zoning Board of Appeals meeting.)

Mr. Wright explained he moved the proposed addition to the west due to the previous variance request being denied. Mr. Wright stated he applied for a zoning permit but was denied because he was not able to meet the setback requirements.

Mr. Freese asked if there has been any correspondence regarding this request. Mr. McNeil stated there has been no further correspondence since the last meeting. Mr. Freese asked for public comments. There were no public comments. Public comment closed.

Discussion was held regarding the right of way and the front setback requirement.

The Zoning Board of Appeals reviewed the General Findings. The Zoning Board of Appeals revised the Specific Findings of Fact under Section 23.5.4. The Zoning Board of Appeals agreed the Specific Findings of Fact Under Section 23.5.4 have been met. **Motion** by Mr. Moore, seconded by Ms. Street, to approve the variance request based on the General Findings and the Specific Findings of Fact Under Section 23.5.4. Motion carried unanimously.

**Edwin Belanger** – Requests two variances on a property that is located at 5864 West US 23, Beaugrand Township, section 6, parcel #041-006-100-048-00 and is zoned Lake and Stream Protection (P-LS): a.) One variance request is for a 9ft. rear setback variance, where 12ft. is required, to construct a carport and storage addition to an existing storage building. The addition will be 11ft. 6in. x 33ft. carport, b.) Another variance request is for an 8 foot side setback variance, where 8 ft. is required to construct a lean-to that is 9ft. 6in. x 29ft. (This item was tabled at the 06/23/10 Zoning Board of Appeals meeting.)

Mr. Belanger explained the request is for a variance to allow him to build a carport and a storage addition. Mr. Belanger stated his neighbors are not opposed to this request.

Mr. Freese asked if there is any correspondence in regards to this request. Mr. McNeil stated no. Mr. Freese asked for public comments. Mr. Wheeler stated he is a neighbor and he does not have any objections to this request. Public comment closed.

Ms. Street asked if this structure has already been built. Mr. Belanger stated yes and explained he didn't know that he needed a permit. Ms. Street noted the lean-to could be built to the north of the existing storage building. Mr. Belanger explained that there was a hill and he recently leveled this area. Mr. Belanger stated there is a light post in this area. Mr. Freese stated the light post could be moved. Mr. Freese agreed with Ms. Street that there are other options available for the placement of the lean-to. Discussion was held regarding alternate locations for the placement of the 9ft. 6in. x 29ft. lean-to.

The Zoning Board of Appeals members agreed that request A would be the lean to on the south east of the garage and request B will be shed roof to south west of the garage. The Zoning Board of Appeals revised the General Findings and the Specific Findings of Fact Under Section 23.5.4 for request A and request B. The Zoning Board of Appeals agreed that 23.5.4.1, 23.5.4.2, 23.5.4.3 and 23.5.4.4 have not been met. The Zoning Board of Appeals agreed that 23.5.4.5 has been met. **Motion** by Mr. Brown, seconded by Mr. Hemmer, to deny the variance based on the General Findings and the Specific Findings of Fact Under Section 23.5.4. Motion carried unanimously.

**UNFINISHED BUSINESS**

No comments.

**NEW BUSINESS**

No comments.

**ZBA COMMENTS**

Discussion was held regarding amendments being reviewed by the Planning Commission.

**PUBLIC COMMENTS**

No comments.

**ADJOURN**

**Motion** by Mr. Brown to adjourn. Motion carried. Meeting adjourned at 7:43pm.

  
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Mary Street, Secretary