

# MINUTES OF ZBA MEETING ON JULY 10, 2017

The meeting was convened at 10:00am.

Present: Norma Boyle, John Klein, Jim Thorburn, and Thomas Kizer.  
Excused Absence: Walt Mikula

Chairman Jim Thorburn called the meeting to order.

Persons present included the above board members and applicants (Mr. Richard and Christine Fleming; and the building official. Three members of the public were present: Mr. John Tuscany; Ms. Sue Tuscany, and Mr. Dave Weiman.

The Pledge of Allegiance was recited.

The Minutes of June 12, 2017 were unanimously approved after motion to approve by Klein and seconded by Boyle.

The Chairperson then convened the hearing on the appeal and request for variance filed in No. 17.04 by Mr. and Mrs. Richard Fleming. The appeal involved applicants request for a variance to allow applicant to have a variance from the maximum roof height of an accessory building from 17' maximum to 22' 3" which required a variance of 5'3" for the property identified as 323 Chaney Point, Gerrish Township, Roscommon, MI 48653.

No correspondence was received concerning the applicant.

No conflicts of interest were reported by any member of the ZBA when asked by the Chairman.

The appeal was read into the record by the Chairman.

The Applicant responded both in writing and verbally concerning the applicable standards to be considered by the ZBA. Further, questions concerning the green belt barrier and the use of the attic area of the structure were raised from the audience.

Following the presentation above and no further comments being made or offered by the applicants and those in attendance, the open portion of the hearing was closed after which in public session the **board** considered the applicant's request of a variance.

Motion was made by Kizer and seconded by Boyle to grant the variance with restrictions. The Motion was as follows: Motion to approve the height variance of 22'3" for the reasons that this proposed variance is justifiable and reasonable under the standards for granting the variance. The proposed structure is the best use of the property and consistent with the main structure in design and maintaining the natural barrier screening. Further, no permission shall be given for applicant to seek living quarters on second floor and this variance granted is subject to no living quarters in the future.

Discussion was held and various views on the issue of the variance were addressed by the board members. After all members were heard and no further comments being offered the Chairman called for a roll call vote: Klein, Kizer, Boyle, and Thorburn voted to grant the variance request. Motion carried unanimously.

Chairman Thorburn explained the procedure under which those opposing the decision of the ZBA could seek judicial review.

No further business to come before the meeting, it was adjourned at approximately 11:00 am.

Dated: July 10, 2017

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Thomas Kizer, Secretary