

CHARTER TOWNSHIP OF FILER
ZONING BOARD OF APPEALS PUBLIC HEARING
FILER TOWNSHIP HALL
2505 FILER CITY RD.
Manistee, Michigan 49660
September 9, 2019

Present: Jennifer Williams, Elizabeth Allen, Lynn Kooyers

Also Present: Larry Thompson, Zoning Administrator

Meeting called to order by Chairperson Williams and Pledge of Allegiance at 4:00 p.m.

Motion by Kooyers, supported by Allen to approve the minutes of the meeting held on June 13, 2019 with corrections. All in favor. M/C

Case #357-19 Gary Krolczyk
240 W. Preuss Rd.
Manistee, MI 49660, Filer Township, Manistee County
Parcel #51-06-124-450-05

Zoning Administrator Thompson stated the case as being a variance (structure being sited 15 ft. forward of the house) and a (14 ft. sidewall of structure).

Applicant is seeking a variance from the Charter Township of Filer Code of Ordinances, 31.10.1070 Location of Accessory Buildings, B. Location of Accessory Building and 31.40.4004 Regulations and Standards E. Height 2. For Detached Accessory Buildings. Parcel is zoned Medium Density Residential District. If granted, this variance would allow applicant to construct an accessory building in front of main dwelling with 14-foot side walls.

There was much discussion of Applicant addressing his building plan before the Zoning and Planning Board members months ago. The Planning Commission approved his request even though his project utilized more land area coverage than permitted in the ordinance. The Board of Appeals was only addressing the placement of the structure 15 ft. forward of house and the 14 ft. sidewalls. The applicant presented pictures of site.

Motion by Allen, seconded by Williams, to approve the variance to Gary Krolczyk with these additions: The Planning Commission needs to address the size of the building and the amount of land coverage per ordinance. Vote: Allen-Yes, Williams-Yes, Kooyers-No. 2 Yeas, 1 Nay. M.C.

Zoning Administrator Thompson informed the Commission that the Zoning Office received no letters regarding this application.

Case #358-19 Andrew Masty
Manistee, MI 49660, Filer Township, Manistee County
Parcel #51-06-019-225-03

Zoning Administrator Thompson stated the case needing a variance to construct a house and barn on a non-conforming lot in a High Density Residential District. This lot is a Meets & Bounds description. It is not a Plot or Sub-division.

Applicant is seeking a variance from the Charter Township of Filer Code of Ordinances, 31.45.4504 Regulations and Standards. B. Lot Width. If granted, this variance would allow applicant to construct a dwelling on an 85 ft. wide lot in High Density Residential District.

A drawing was presented but petitioner stated he only wants to be assured that he is allowed to build on this lot.

Zoning Administrator Thompson informed the Commission that the Zoning Office received no letters regarding this application.

Motion by Allen, seconded by Williams to grant request for a structure that meets all standard requirements for the District. All in favor. M/C

Comments

Zoning Administrator Thompson gave a brief summary of the application:

Motion by Allen, seconded by Williams to grant the request to allow construction of a single-family residence subject to meeting all other standards in the ordinance. All in favor. M/C.

Chairman Williams called for public comment.

Motion by Williams, seconded by Kooyers to adjourn the hearing. All in favor. M/C

Hearing adjourned at 4:45 p.m.

Respectfully submitted,

Elizabeth Allen, Secretary
Zoning Board of Appeals