

Charter Township of Filer
Zoning Board of Appeals Public Hearing Minutes

Filer Township Hall
2505 Filer City Rd., Manistee, MI 49660

February 15, 2023

Present: Jennifer Williams, Ron Gutowski, Linda Rogers

Absent: None

Also Present: Larry Thompson, Zoning Administrator

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

Motion by Gutowski, seconded by Williams to approve the minutes of the meeting held on January 17, 2023 as presented. All in favor. M/C

Case #215-2023 Kim Sebaly on behalf of Avis L. Sebaly Trust
 South Fox Farm Road
 Manistee, MI, 49660
 Filer Township, Manistee County
 Parcel #51-06-421-702-07

Zoning Administrator Thompson discussed both Non-Use Dimensional Variance requests on this parcel.

No correspondence received.

Request #1

Variance request is to make parcel #51-06-421-702-07 buildable in Medium Density Residential District due to erosion resulting in the land being unbuildable based on Pat Bentley, Spicer Group's survey.

Reviewed Zoning ordinance 31.40.4004 35' rear setback requirements they are asking for 25'.

Motion by Williams, seconded by Rogers to approve the request. Roll Call Vote: Williams-no, Gutowski-no, Rogers-no. 0 Yeas, 3 Nays. Motion denied. No supporting documentation for this Dimensional Variance request.

Request #2

Variance request is to make parcel #51-06-421-702-07 buildable in Medium Density Residential District due to erosion resulting in the land being unbuildable based on Pat Bentley, Spicer Group's survey.

Filer ordinance requires 100' setback from the lake. Applicant did not submit the EGLE permit. This is for 70' setback which was needed prior to variance request due to being in the High-Risk Erosion areas and Lake Michigan Shoreline.

Motion by Williams, seconded by Gutowski to approve the request. Roll Call Vote: Williams-no, Gutowski-no, Rogers-no. 0 Yeas, 3 Nays. Motion denied.

Denied upon pending EGLE permit. Once EGLE permit is on file, applicant can refile for the variance.

No other business

Chairman Williams called for public comment. None was received.

Motion by Rogers, seconded by Gutowski to adjourn. All in favor. M/C

Meeting adjourned at 4:35 p.m.

Respectfully submitted,

Linda Rogers, Secretary
Zoning Board of Appeals