

Charter Township of Filer  
**Zoning Board of Appeals Public Hearing Minutes**

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

**March 23, 2023**

Present: Jennifer Williams, Ron Gutowski, Linda Rogers

Absent: None

Also Present: Larry Thompson, Zoning Administrator, Alex Henderson, Township Attorney and Nolan and Palina Gunia, Applicant

Meeting called to order by Chairperson, Williams and Pledge of Allegiance at 5:00 p.m.

Motion by Gutowski, seconded by Williams to approve the minutes of the meeting held on February 15, 2023 as presented. All in favor. M/C

Case #323-2023            Nolan Gunia  
                                  1604 Red Apple Road  
                                  Manistee, MI, 49660  
                                  Filer Township, Manistee County  
                                  Parcel #51-06-221-701-05

Zoning Administrator Thompson discussed application and the different property lines along Red Apple Road.

A call to Zoning Administrator prior to hearing from Peggy Sell asking about a letter she received. No comment about variance.

Request: Non-use Variance request for front yard setback of 30 ft. instead of 35 ft. from ordinance 31.40.4004 in order to build an addition onto existing home on parcel #51-06-221-701-05 in Medium Density Residential District.

Public Comment: None

Findings of Fact: Variable road right of way and property lines that differ from parcel to parcel constitute a physical characteristic of the property that creates a practical difficulty in the construction of the requested addition.

Motion by Gutowski, seconded by Williams to approve the request. Roll Call Vote: Williams-yes, Gutowski-yes, Rogers-yes. 3 Yeas, 0 Nays. M/C.

No other business

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

Meeting adjourned at 5:40 p.m.

Respectfully submitted,

Linda Rogers, Secretary  
Zoning Board of Appeals