

**Regular Meeting
Of the
East Bay Charter Township Zoning Board of Appeals**

TUESDAY JULY 8, 2008 Township Hall 6:30 pm.

Board Members Present: Dale McAllister, Ted Hentschel, Dave Houseman, Pete Hembrough, Carl Studzinski

Also Present: Leslie Couturier, DZA and Bob Perry, Zoning Inspector
Five (5) members of the public also in attendance.

1. Call Meeting to Order. Chair Houseman convened the meeting at 6:30pm.
2. **Roll Call.** Roll was called by the recording secretary and a quorum was present.
3. **Review for Conflict of Interest** – none presented
4. **Approval of the Agenda.** *McAllister moved to approve the agenda as amended (Suska/Minkoff issue was added as New Business B.) Studzinski seconded the motion and the motion carried unanimously.*
5. **Approval of the Minutes.** *A motion was made by Studzinski to approve the minutes of both the April 4, 2008 and April 15, 2008 meetings. Studzinski seconded the motion and the motion carried unanimously.*
6. **Public Input** (other than agenda items). None at this time.
7. **New Business.**

A. Appeal Request 5-08; Trevor Bristol & Deborah Noto, owners, on a parcel of land commonly known as 865 S. Hobbs Highway, Traverse City, property identification number 28-03-102-007-10, in the Lakes Area LA Zoning District. The request is for two (2) variances; 1) to construct a 28' x 41 one-story attached residential garage, specifically a ten foot (10') rear yard variance resulting in a forty foot (40') setback from the water's edge of Bass Lake. and, 2) To maintain a recently constructed 16' x 24' deck, specifically an eighteen foot (18') rear yard variance resulting in a thirty-two (32') setback from the water's edge of Bass Lake. The minimum rear yard setback, on a lake, in the LA district is fifty foot (50') from the water's edge.

The applicants, Trevor Bristol and Deborah Noto were in attendance. Mr. Bristol gave a brief over view of his proposed construction project and need for a variance.

Chairman Houseman offered time for public hearing at 6:40pm. Hearing none Board discussion ensued with questions to the applicant. Discussion was had regarding the stabilization of the slopes. Chairman Houseman asked the applicant if he had intentions of applying for any future variances. Mr. Bristol indicated that he was not looking to do additional projects that would require a variance..

A motion was made by Hembrough to approve Appeal Request 5-08 as proposed. All basic conditions had been met, with the special condition being number three. Studzinski seconded the motion and it carried unanimously.

Hembrough also recommended that the applicants work with the drain commission in a plan to stabilize the large slope. Perhaps by adding landscaping and a retaining wall.

B. Suska/Minkoff Issue

The ZBA had received a letter from the Suska's attorney, Ed Roy. The letter was requesting that the ZBA write a letter to the Township Board to request that the Zoning Administrator and Township Attorney are given the ability to fully enforce the ordinance in a firm and fair manner. Not only regarding Minkoff's violation but in all other zoning matters that require enforcement. Couturier will draft a letter and send it to Houseman for review.

Leslie Couturier,
Recording Secretary