

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

TUESDAY    September 11, 2018    Township Hall    6:30 pm.

Board Members Present: Tracey Bartlett, Ted Hentschel, Dave Houseman, Frank Guerin, Carl Studzinski

Also Present: Leslie Couturier, Zoning Administrator/Recording Secretary

There were two (2) guests 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.
4.    **Approval of the Agenda.** *Bartlett moved to approve the agenda as presented, Studzinski supported the motion and the motion passed unopposed.*
5.    **Approval of the Minutes.** *A motion was made by Hentschel to approve the minutes of the August 8, 2018 Regular Meeting, Bartlett supported the motion and it passed unopposed.*
6.    **Public Input:** None offered.
7.    **Old Business:** None.
8.    **New Business:**

**A. Appeal Request 13-18; Wendy Ulrich, Owner: Public Hearing & Action**

Appeal Request 13-18; Wendy Ulrich, owner, on a parcel of land commonly known as 49 Rasho Road, Traverse City, property identification number 28-03-450-064-00, in the Lakes Area (LA), Zoning District. The request is to construct a 12' x 20' metal roof carport, requiring a variance from Section 505, Table Number 1, Yard Setbacks; specifically a 10' variance from the road right-of-way, resulting in a 10' setback from the road right-of-way of Rasho Road. The minimum setback from the front property line in the LA District, for a detached carport, is 20'.

***All legal requirements have been met.***

Wendy Ulrich presented the Zoning Board with a brief overview of the need for a variance; she wished to have cover for her motor home and due to the shape and topography of the parcel she had no alternative site.

Chair Houseman offered time for public hearing, hearing none the public hearing was closed and board discussion ensued with questions to the applicant and to staff; consensus was that only if some very large oak trees were removed there was no alternate location, Hentschel applauded the applicant for protecting the trees. It was also noted that the motor home would not fit into the existing garage.

***A motion was made by Bartlett to approve Appeal Request 13-2018 as proposed; all basic conditions had been met with the special condition being number two (2): 2. Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property that do not generally apply to other property or uses in the same zoning district. The motion was supported by Studzinski and passed unopposed.***

9. **Reports:** Bartlett provided a Township Board Report, followed by a Planning Commission report from Hentschel.
10. **Public Input.** None
11. **Adjournment:** Chair Houseman adjourned the meeting at 6:57 pm.

Minutes Submitted by Leslie Couturier, Recording Secretary