

**CHARTER TOWNSHIP OF GARFIELD
ZONING BOARD OF APPEALS MEETING**

Thursday, January 13, 2022 @ 7:00 p.m.
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684

A G E N D A

Call meeting to order
Roll call of Board Members

1. Review and approval of the Agenda and declaration of a Conflict of Interest
2. Election of Officers
3. Minutes – March 17, 2021
4. Public Hearings [*none scheduled*]
5. Other Business
 - a. Approve 2022 Meeting Schedule
6. Items for next agenda
7. Public Comment
8. Adjournment

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with Disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

Charter Township of Garfield
Zoning Board of Appeals Meeting

Wednesday, March 17, 2021 @ 7:00pm VIA the ZOOM Application

Chair Rick Smith called the meeting to order at 7:00pm.

Board Members Present: Rick Smith,(Long Boat Key FL); Lynne Fricke (Garfield Township,MI); Kent Rozycki, (Garfield Township, MI); Robert Fudge, (Garfield Township, MI); and Scott Swan, (Garfield Township, MI)

Staff Present: Zoning Administrator Michael Green

1. Review and Approval of the Agenda and Declaration of a Conflict of Interest

Rozycki moved and Swan seconded to approve the agenda as presented.

Yeas: Rozycki, Swan, Fricke, Fudge, Smith

Nays: None

2. Minutes – February 17, 2021

Fudge moved and Fricke seconded to approve the minutes of February 17, 2021 as presented.

Yeas: Fudge, Fricke, Swan, Rozycki, Smith

Nays: None

3. Public Hearings

- a. A request made by Jeff and Holly Carlson for a variance from the front yard setback requirement in Section 313.E and 611.B(2) of the Garfield Township Zoning Ordinance. The applicant is requesting a fifteen (15) foot variance from the thirty (30) foot front yard setback, resulting in a fifteen (15) foot setback for the proposed accessory building. The property is zoned R-1 One Family Residential and is located at 278 Neuman Street with a property number of 05-290-020-00.**

The parcel is located within the Silver Lake Lots Subdivision which was platted in 1928 and is zoned R-1 Residential. The property is located at 278 Neuman Street and has a property number of 05-290-020-00. The applicants intend to build a 20x24 foot accessory building and are requesting a fifteen (15) foot variance from the thirty (30) foot front yard setback. A variance may only be granted if each of the practical standards under Section 454.E.1 are met, each of the General Criteria under Section 454.E.2 are met and at least one of the Special Conditions or Circumstances are met. Applicants Jeff and Holly Carlson said that

they are requesting a setback of fifteen feet to place an accessory building. The lot is long and narrow and the rest of the property is in use due to a septic field and driveway. He also stated that the road was private and saw very little use. Existing trees and flower beds would be removed to make room for the proposed building. Commissioners noted that there was already a three car garage on the property and proposed other locations for the building. They suggested that the applicant meet with the Health Department to determine if the septic field could be relocated and thus the setback would not be needed. Commissioners also stated that even if the septic field could be relocated and a setback was still needed, there were many other criteria that needed to be met in order for a variance to be granted.

Swan moved and Rozycki seconded to table case #2021-01 for a fifteen foot front yard setback at 278 Neuman Street until the applicants came back with more information to make a determination.

Yeas: Swan, Rozycki, Fricke, Fudge, Smith

Nays: None

5. Other Business

None

6. Items for next agenda

No items at this time.

7. Public Comment

Stephanie Wilson commented that she was online to see how the Zoning Board of Appeals operated.

8. Adjournment

Swan moved and Rozycki seconded to adjourn the meeting at 7:37 pm.

Lynn Fricke, Secretary



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684 PH: (231) 941-1620 • FAX: (231) 941-1588

CHUCK KORN
SUPERVISOR

LANIE MCMANUS
CLERK

CHLOE MACOMBER
TREASURER

MOLLY AGOSTINELLI, TRUSTEE
STEVE DUELL, TRUSTEE

CHRIS BARSHEFF, TRUSTEE
DENISE SCHMUCKAL, TRUSTEE

2022 Zoning Board of Appeals Meeting Dates

The Zoning Board of Appeals meets on an “as needed” basis. If necessary, the regular meeting dates of the Garfield Township Zoning Board of Appeals are scheduled the third Wednesday of each month, beginning at 7:00pm. in the Large Meeting Room of the Township Offices located at 3848 Veterans Drive, Traverse City, Michigan.

- January 13, 2022
- February 16, 2022
- March 16, 2022
- April 20, 2022
- May 18, 2022
- June 15, 2022
- July 20, 2022
- August 17, 2022
- September 21, 2022
- October 19, 2022
- November 16, 2022
- December 21, 2022

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