

Charter Township of Portage
Houghton, Michigan
"Progress our Goal"

ZBA Minutes for June 16, 2016

When: June 16, 2016 at 2:00 PM

Where: Township Office, 47240 Green Acres Road, Houghton, MI 49931

ZBA Present: Mat Dedo, Jim Rivard, Melanie K. Watkins (P.C.) and Mark Jalkanen

TWP Officials: John Ollila and Bill Bingham (Trustees and Temporary Co-Zoning Administrators, B. Petersen (Supervisor)

Public Present: Peliter Construction, Dave and Jacalyn Strong

Meeting called to order by B. Petersen TWP Supervisor at: 2:00 PM

Discussion Points:

- This meeting was called to review the David Strong variance request for a new, larger garage construction on a small lot that adjoins his larger lot that presently houses his residence. The Zoning Administrators indicated that his zoning request was turned down because he could not meet the side yard offsets on the smaller lot when a larger garage is placed on it. Plus there was no principle residence existing on the smaller lot prior to building the new accessory building (new garage).
- Dave indicated that he would like the variance largely due to the fact that there has been a roadside culvert placed at the beginning of this access road by the county and it would no longer be aligned with the new garage if he had to observe the 20' offsets. It was pointed out to him that the PRE taxes of 18 mills if applied to a new garage valued at \$40,000.00 would come to approx. \$346.00 per year. If the variance was allowed he could not apply this exemption to his new garage SO: economically speaking if he had to pay to relocate the culvert after two years he would come out ahead if he combined his small and large adjacent lots in to one. By doing this he could then also observe the 20 foot offset zoning requirement.

- Mark Jalkanen made a motion to uphold the Co-Zoning Administrators decision and recommend to the Strongs that they combine their two lots in to one. Mat Dedo seconded. The ZBA voted unanimously.
- Mr. Strong indicated after the vote that he had not considered the PRE consideration and ultimately it made good economic sense to combine the to land parcels. He will contact our Assessor to begin this combination process and the county will be informed of that combination process and the new building placement to observe the setbacks so a building permit can be procured.

Melanie motioned to adjourn the meeting at 2:35 P.M.

Minutes respectfully submitted by:

Bruce Petersen
Twp Supervisor

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