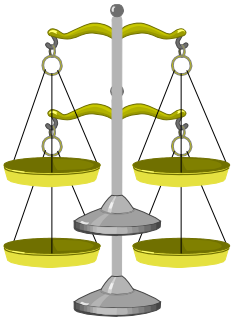
AGENDA 05/8/2019



MORTON TOWNSHIP
ZONING BOARD OF APPEALS AGENDA
May 8, 2019, 6:00 PM

1. Pledge of Allegiance to the Flag
   Roll Call

2. Approve Minutes of the January 15, 2019, Regular Meeting

OPEN PUBLIC HEARING #1

3. New Business
   A. Application to hear an appeal of the Ordinance Control Manager's decision to deny zoning permit application (PZ19-009), for a new single family residence in violation of Section 5.15 (#6) Waterfront Setback, of the Morton Township Zoning Ordinance, which states: "lot lines which abut water, either lake, river or stream will have a building setback of 50 feet from said water, with no authority to encroach into any greenbelt."

      This application also requests a setback variance on the waterfront from 50 feet to 12 feet due to the extreme elevation and slope of the lot making home construction very difficult. Moving the setback to 12 feet will allow more of the house on the flat area of the lot and view of the lake.

      Facts:
      Property Code: 5411-148-033-000 — Property Address: 8945 Canyon Springs Court
      Owner: James Kinney — Zoning: R-1
      Applicant: James Kinney by Kevin Defever (representative)
      Notice in Big Rapids *Pioneer* on May 1, 2019
      Letters sent to 11 neighboring property owners on April 29, 2019

   B. Public Comments

CLOSE PUBLIC HEARING #1

   C. Discussion by Zoning Board of Appeals Members for Public Hearing
      Vote by Zoning Board of Appeals Members

INTERMISSION WHILE SECRETARY COMPLETES DECISION FORM

   D. The approval and signing of the ZBA Decision Form as completed and presented.

OPEN PUBLIC HEARING #2

   A. Application to hear an appeal of the Ordinance Control Manager's decision to deny zoning permit application (PZ19-001), for a 3-season room addition in violation of Section 5.15 (#3) Setbacks, of the Morton Township Zoning Ordinance, which states that the rear setback is 25 feet.

      This application also requests a setback variance on the rear from 25 feet to 7 feet. The property owner also owns the adjacent lot.

Facts:
Property Code: 5411-141-452-000 Property Address: 11188 E. Royal Road
Owner / Applicant: Gerald Herrmann Zoning: R-1
Notice in Big Rapids *Pioneer* on May 1, 2019
Letters sent to 23 neighboring property owners on April 29, 2019

B. Public Comments

CLOSE PUBLIC HEARING #2

C. Discussion by Zoning Board of Appeals Members for Public Hearing
Vote by Zoning Board of Appeals Members

INTERMISSION WHILE SECRETARY COMPLETES DECISION FORM

D. The approval and signing of the ZBA Decision Form as completed and presented.

4. Old Business - None

5. Adjourn Meeting