

THE CHARTER TOWNSHIP OF HARRISON
HARRISON TOWNSHIP, MI 48045
ZONING BOARD OF APPEALS MINUTES
TUESDAY, DECEMBER 11, 2007
APPROVED ZBA MINUTES – JANUARY 8, 2008
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A regular meeting of the Charter Township Zoning Board of Appeals was held on Tuesday, December 11, 2007 at 7:00 P.M. at Rosso Memorial Hall located at 38255 L'Anse Creuse Road, Harrison Township, Michigan 48045.

A. CALL MEETING TO ORDER:

Meeting was called to order at 7:05 p.m.

ROLL CALL:

CHAIRMAN	ARCHIE LYTLE	Present
VICE-CHAIRMAN	JAMES SENSTOCK	Absent – Late Arrival
BOARD REPRESENTATIVE	JAMES ULINSKI	Present
SECRETARY/P.C. LIAISON	MARIA ZINGAS	Absent
MEMBER	LAWRENCE MISLINSKI	Present
ALSO PRESENT:	ROSEMARY DAVIS	Township Attorney
	VIJAY PARAKH	Township Building Official
	CYNTHIA CHAMBOS	Recording Secretary

G. APPROVAL OF MINUTES: November 14, 2007

Motion by Member Ulinski supported by Member Mislinski to approve the meeting minutes of November 14, 2007 as presented.

<u>Roll Call Vote:</u>	Member Ulinski	Yes
	Member Mislinski	Yes
	Chairman Lytle	Yes

Motion Carried.

C. OLD BUSINESS:

1) **Case # 10-07-ZBA:** **Gowanie Golf Club Clubhouse – Wayne & Kathy Babbish
24770 South River Road, Harrison Twp, MI 48045
Property #0001-0398-00, Sidwell #11-13-451-002
(Zoned R-1-A)**

Purpose of Request: **Requesting an extension of granted variance for one (1)
temporary office trailer, 10' x 44' during the construction of
new clubhouse which replaces clubhouse that burned down.**

Wayne Babbish, representing Gowanie Golf and Country Club. Mr. Babbish is requesting an extension of the granted variance, for the office trailer, for six months.

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Chairman Lytle asked the Board if there was any discussion on this request and hearing none asked if there was any public comment on the case. Hearing none, Chairman Lytle then requested a motion be made on this case.

Motion by Member Ulinski supported by Member Mislinski to approve Case # 10-07-ZBA, Gowanie Golf Club Clubhouse – Wayne & Kathy Babbish, 24770 South River Road, Harrison Twp, MI 48045, Property #0001-0398-00, Sidwell #11-13-451-002, (Zoned R-1-A), and grant an additional six (6) month extension of the 10' x 44' office trailer, in order to continue forward with the construction of the new clubhouse.

<u>Roll Call Vote:</u>	Member Ulinski	Yes
	Member Mislinski	Yes
	Chairman Lytle	Yes

Motion Carried.

Let the records show that Member Senstock arrived late at 7:15 p.m.

**2) Case #24-07-ZBA: Edward Winowski – Petitioner
31731 South River Road, Harrison Twp, MI 48045
Lot 17, Gloucester on the Clinton Subdivision
Property #0320-0005-00, Sidwell #17-12-15-301-004.**

Purpose of Request: Existing house width is twenty-two (22) feet. Required house width is twenty-four (24) feet. Requesting a two (2) foot house width variance.

Chairman Lytle: I want to repeat to Counsel for Mr. Winowski that because we do not have a full Board here this evening, you do have the opportunity to request to have the case tabled until such time that we do have a full Board. I do apologize for this as we were expecting to have a full Board this evening. The Board will consider that in its deliberations whether or not to grant the variance.

Mr. Andrews: With respect to that, I guess I would like to, since there are some different members here than at last months meeting, go through with the presentation – and at least try to answer any questions they might have, and then see where we are and make a decision at that point.

Mr. Andrews gave a brief overview that has brought them to this point which included some issues relative to the DEQ Permit #31, which is not needed or required; Mr. Winowski has paid several of the permit fees for the residential building process, a brief bio update on the construction of the house, applied to the Zoning Board and was approved for a three (3) foot overhang issue, applied to the Planning Commission and was approved for a site plan for the building contingent upon going back to the Zoning Board of Appeals and being granted a two (2) foot house width variance from the required twenty-four foot house width. The structure currently is twenty-two (22) feet wide – built on the prior foundation, litigation was resolved by Consent Judgment, a lot that is not able to be developed properly due to being a non-conforming lot. The practical difficulty would be that it would be considerably expensive to reconstruct the home.

Mr. Winowski understands that he is subject to all permit fees, inspections and building codes in order to comply with the Building Department.

Member Mislinski: I believe the applicant should make up his mind now whether he wants to proceed or not rather than go through this entire hearing; and then he thinks that, from his point of view, he would have a better

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opportunity if the case was heard with another participant here. I think he needs to commit now and we get on with the meeting, one way or another.

Mr. Andrews: It that's the consensus of the Board as a whole, then I would be interested in knowing that. But, if that is the consensus, then I would request that we postpone it until Ms. Zingas is here.

Chairman Lytle asked if there was any discussion from the Board members.

Chairman Lytle: Since you (Mr. Andrews) have had an opportunity to speak, I think, without objection Board members, we will ask the public to speak. Do we have anyone in the audience who would like to speak on this case? Hearing none, he asked for a motion or discussion.

Member Senstock stated he would be willing to make a motion to table.

Member Ulinski: I wasn't at the last meeting but Mr. Servial was here ; however, I did watched the video tape and I'm very well aware of all the issues. Being that I am the Board liaison, and I was in the closed session when we spoke about the Consent Agreement – I know what the content and scope of what the agreement is. It is unfortunate that Ms. Zingas is not here, because I would have liked to resolve this.

Motion by Member Senstock supported by Member Mislinski to table Case #24-07-ZBA, Edward Winowski – Petitioner, 31731 South River Road, Harrison Twp, MI 48045, Lot 17, Gloucester on the Clinton Subdivision, Property #0320-0005-00, Sidwell #17-12-15-301-004, at the petitioner's request.

<u>Roll Call Vote:</u>	Member Senstock	Yes
	Member Mislinski	Yes
	Member Ulinski	Yes
	Chairman Lytle	Yes

Motion Carried.

- D. **ANNOUNCEMENTS:** None
- E. **NEW BUSINESS:** None
- F. **PUBLIC COMMENT:** None
- H. **NEXT MEETING:** Tuesday, January 8, 2008 at 7:00 pm in Rosso Memorial Hall
- I. **ADJOURNMENT:**

Motion by Member Mislinski support by Member Ulinski to adjourn the meeting at 7:25 PM.

Ayes: 4 Nays: 0 The motion carried unanimously.

Maria Zingas, Secretary
Harrison Township Zoning Board of Appeals

Cynthia Chambos, Recording Secretary

Date Approved: _____