

**WHITEFISH TOWNSHIP ZONING BOARD OF APPEALS MINUTES  
SPECIAL MEETING & PUBLIC HEARING – 5 PM August 5, 2024**

**Special Meeting Called to Order By Chairman Quinn 5:00 pm**

Roll Call: Skeans, Rubin, Quinn, Hughes, PRESENT.

Public Attendees: 2

Review of Minutes of July 9, 2024 Special Meeting: Motion by Skeans, 2<sup>nd</sup> by Hughes to approve. Discussion: The correction of the misspelling of Commissioner Rubin's name was made on the July 9 Minutes document. All in Favor: 4 Ayes. Motion carried. The document was then signed by all four Board members.

Public Comment: None spoken, and no written Public Comment received.

Old Business:

Review existing Zoning Board of Appeals Application form: Motion by Hughes, 2<sup>nd</sup> by Skeans to table. Discussion: None. All in Favor: 4 Ayes. Motion carried.

Review for re-endorsement or edits ZBA Bylaws draft document approved by the ZBA at the July 9, 2024 Special Meeting, with the highlighted subsequent WT legal counsel Foster Swift red line edits since July 9<sup>th</sup> shown, and recommendation to the Board of Trustees for BOT Approval and Adoption: Motion by Hughes 2<sup>nd</sup> by Skeans to Approve and Adopt the ZBA Bylaws document in it's entirety as presented, and recommend this final version to the Board of Trustees for BOT Approval and Adoption. Discussion: None. Roll Call Vote: Quinn, Yes. Skeans, Yes. Hughes, Yes. Rubin, Yes. Motion carried. The document was then signed by all four Board members.

Review of the ZBA recommended February 1, 2024 and BOT approved March 7, 2024 \$500 fee for an Application for Zoning Ordinance Variance Appeal: ZBA members discussed the fee, the costs associated with processing and publicly hearing the appeal, with a minimum of one ZBA Special Meeting and Public Hearing required, and possible recommendations to the BOT for any changes the ZBA might propose. Skeans noted that the WT document "FEES: ZONING AND PLANNING LAND USE PERMITTING Approved March 7, 2024 by Whitefish Township Board of Trustees" shows \$500, and that at the February 1, 2024 General Meeting the ZBA approved and recommended to the BOT \$575. Motion by Skeans, 2<sup>nd</sup> by Rubin to table the matter pending further information. Discussion: None. All in Favor: 4 Ayes. Motion carried.

Begnoche Variance Appeal Application initially reviewed at the July 9<sup>th</sup> ZBA Special Meeting – to be heard at the Public Hearing to follow. ZBA members and the applicants Begnoche reviewed the documentation and discussed the specifics of this Zoning Ordinance Variance Appeal.

New Business: None

Motion by Hughes, 2<sup>nd</sup> by Rubin to Recess the Special Meeting until the close of the Public Hearing. All in Favor: 4 Ayes. Motion carried.

**Special Meeting Recessed 5:15 pm**

**Public Hearing Called to Order 5:15 pm**

Roll Call: Skeans, Rubin, Quinn, Hughes, PRESENT

Quinn stated, "The purpose of this Public Hearing is to hear Public Comment regarding this matter, and for the ZBA to Publicly Hear this application." Reading aloud the Public Notice

Quinn stated: "The Whitefish Township Zoning Board of Appeals will conduct (this) Public Hearing for consideration of: A Whitefish Township Zoning Ordinance Variance Appeal Application, specifically: Parcel # 016 276 004 00 – 13084 N Old Wire Road Paradise, MI 49768, for: The proposed construction of an accessible accessory building on a Legal Conforming Lot of Record. (This) variance appeal application seeks approval for a



dimensional variance of the required 10 ft. side lot line setback to 4 ft at a portion of the proposed accessory building.”

After reading aloud the Published Public Notice published in The Sault News July 18, 2024, Quinn stated that proper documentation of Public Notice to landowners within 300 feet of the subject parcel and Public Notice posted on the WT website and on paper locally is present in the documentation. ZBA members and the applicants Begnoche then reviewed the documentation and discussed the specifics of this Zoning Ordinance Variance Appeal.

Public Comment: Quinn stated that there has been none spoken and that no written Public Comment regarding this matter has been received.

Motion by Hughes, second by Rubin to Close the Public Hearing: Discussion: None. All in Favor: 4 Ayes. Motion carried.

**Public Hearing Closed 5:28 pm**

**Special Meeting Called back to Order from Recess 5:28 pm**

Roll Call Skeans, Rubin, Quinn, Hughes, PRESENT.

ZBA Determination of this Zoning Ordinance Variance Appeal by Roll Call Vote:

Motion by Skeans, second by Rubin to Grant the Variance as specified in the documentation.

Discussion: None. Roll Call Vote: Quinn, Yes. Skeans, Yes. Hughes, Yes. Rubin, Yes. Motion carried. **Begnoche Zoning Ordinance Lot Line Setback Variance Granted.**

ZBA Determination entered and signed on Application Form Finding of Facts page: Chairman Quinn completed and signed the Finding of Facts page.

Adjourn Special Meeting: Motion by Hughes, second by Rubin to Adjourn the Special Meeting: Discussion: None. Roll Call Vote: Quinn, Yes. Skeans, Yes. Hughes, Yes. Rubin, Yes. Motion carried.

**Special Meeting Adjourned 5:32 pm**

APPROVAL SIGNATURES:

QUINN:

SKEANS:

HUGHES:

RUBIN:

