

**WHITEFISH TOWNSHIP ZONING BOARD OF APPEALS MINUTES
SPECIAL MEETING – 7 PM March 19, 2025**

Regular Meeting Called to Order By Earl Skeans 7:00 pm

- Roll Call: Earl Skeans, Mike Rubin, Graham Bean, Present. Paul Quinn and Jason Hughes, Absent with prior notice.

- Public Attendees: 2

- Review of Minutes of February 3, 2025 Regular Meeting: Motion by Skeans, 2nd by Rubin to approve. Discussion: None. All in Favor: 3 Ayes. Motion carried.

- Public Comment: Applicants Jim and Denise Kessner spoke, detailing the specifics of their variance appeal - Parcel # 016 760 013 00 – 17667 N Sandy Lane, Whitefish Point Subdivision - to allow for the construction of a single family home on a legal non-conforming lot by a variance to the 100 foot front lot-line dimension requirement of Zoning Ordinance Article 6.02.

Old Business:

- Review existing Zoning Board of Appeals Application form: Motion by Skeans, 2nd by Rubin to table. Discussion: None. All in Favor: 3 Ayes. Motion carried.

New Business:

- The board reviewed the Kessner application documents and discussed the specifics of the parcel, the site, and the proposed building plans with the applicants. Zoning Administrator West read aloud from the MSU document in board members packets: Michigan State University Extension Land Use Series: Check List # 6: For Processing a Zoning Appeal and Variance in Michigan, detailing the step-by-step process for processing a variance appeal in Michigan, and the standards that must be met in the consideration of and the granting of or denial of any dimensional variance appeal.

- Motion by Skeans, 2nd by Bean to schedule a Special Meeting and Public Hearing for the Kessner appeal 6 pm April 29, 2025. Discussion: None. All in Favor: 3 Ayes. Motion carried.

- Motion by Hughes, 2nd by Rubin to Adjourn Special Meeting. Discussion, none. All in Favor: 3 Ayes. Motion carried.

Special Meeting Adjourned 6:25 pm

APPROVAL SIGNATURES:

QUINN:

SKEANS:

HUGHES:

RUBIN:

BEAN