

**WHITEFISH TOWNSHIP ZONING BOARD OF APPEALS MINUTES
SPECIAL MEETING & PUBLIC HEARING APRIL 29, 2025**

Special Meeting called to order by Chairman Paul Quinn at 6 pm

Roll Call: Quinn, Skeans (BoT Liason), Bowden (PC Liason), Present. Rubin, Absent with prior notice.

- 2 Public attendees present – appeal applicants Jim and Denise Kessner

- Motion by Skeans to approve the March 19th Special Meeting Minutes as presented. Discussion:

Quinn pointed out one error in the minutes - "Motion by Hughes..." Hughes was not present at that meeting. The minutes were corrected to show "Motion by Skeans..." instead. Motion by by Quinn, 2nd by Skeans to approve with the change noted. Discussion: None. All in Favor: 3 Ayes, 0 Nays. Motion carried.

- Public Comment: None spoken, 2 written comments received were read aloud by Quinn. Both were letters of support for the granting of the Kessner variance received from neighboring landowners in the Whitefish Point Subdivision.

Old Business:

- Review existing Zoning Board of Appeals Application form: Motion by Quinn, 2nd by Skeans to table. All in Favor: 3 Ayes, 0 Nays. Motion carried.

- Kessner variance appeal application: Quinn stated that this appeal application was initially reviewed at the March 19th special meeting and will be heard during the public hearing to follow.

Motion by Skeans, 2nd by Quinn to recess special meeting. 2nd By Quinn. All in Favor: 3 Ayes, 0 Nays. Motion carried. **Special Meeting recessed at 6:07 pm.**

Public Hearing called to order by Chairman Quinn at 6:07 pm.

Roll Call: Quinn, Skeans (BoT Liason), Bowden (PC Liason), Present. Rubin, Absent with prior notice.

- 2 Public attendees present – appeal applicants Jim and Denise Kessner

Quinn stated: The purpose of this hearing is to receive public comment regarding a Zoning Ordinance Dimensional Variance Application, specifically:

Parcel # 016 760 013 00 – 17667 N Sandy Lane, Lot 13 Whitefish Point Subdivision, to allow for the construction of a single family home on a legal non-conforming lot with a front lot-line dimension of 97 feet, by a Variance to the 100 foot front lot-line dimension requirement of Zoning Ordinance Article 6.02.

- Public Comment: None spoken. Quinn read aloud the two letters received, noting that both are from adjacent or neighboring landowners and both are in support of a variance being granted.

Motion by Quinn, 2nd by Bowden to close the public hearing. Discussion: None. All in Favor: 3 Ayes, 0 Nays. Motion carried. **Public Hearing Closed at 6:11 pm.**

Special Meeting called back to order by Chairman Quinn at 6 pm

Roll Call: Quinn, Skeans (BoT Liason), Bowden (PC Liason), Present. Rubin, Absent with prior notice.

- The Board reviewed and discussed the application and the comments received. Skeans stated that the Board looked through the application documents and discussed things with the applicants at the March meeting and again today, he's satisfied with the dimensions and that all required yard dimensions from the ordinance like setbacks and minimum lot size will be met, other than a front lot-line dimension variance for 97 feet rather than 100 feet. Zoning Administrator West read aloud from the MSU extension document Checklist for Zoning Variance, detailing criteria that must be met for a dimensional variance like this one to be granted.

Motion by Skeans to: Grant the variance with the condition that all other yard dimensions from the ordinance section 6.02 will be met. 2nd by Bowden. Discussion: None. Roll call vote: Skeans, yes. Bowden, yes. Quinn, yes. Motion carried, Variance granted.

- The ZBA Determination Finding of Facts information was entered, dated and signed by Quinn. A copy of the approved application documents and the finding of facts page was given to the applicants.

- Motion by Quinn to adjourn, 2nd by Bowden. All in Favor: 3 Ayes, 0 Nays. Motion carried.

Special Meeting adjourned 6:13 pm.