

PENTWATER TOWNSHIP
Zoning Board of Appeals Meeting

AGENDA
500 N. Hancock St., Pentwater, MI
Thursday, April 22, 2021 @ 7:00 pm in-person

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Roll Call.**
4. **Approval of the minutes of the March 18, 2021 meeting.**
5. **Approval of the agenda.**
6. **Old Business:**
 1. Keith & Julie Miller, property owners of Lot 21 of Smith's Subdivision, Parcel ID No. 64-001-690-021-10, are requesting the following variances from the Pentwater Township Zoning Ordinance to construct a 1440 sq. ft. building with a garage on the first floor and a dwelling unit on the second floor:
 - a. Section 6.04.E requires that a minimum floor area of 750 sq. ft. of a residential dwelling be constructed on the first floor – where the owners propose to construct the residential dwelling on the second floor only; and,

A decision on this item was postponed by the ZBA at the March 22, 2021 meeting. Pentwater Township received revised plans on April 15, 2021, and review of the plans indicates that this request is no longer necessary, as the garage portion of the building is designed as a basement.
 - b. Section 6.04.E requires a minimum front yard setback of 30 feet from the south lot line adjacent to Mohawk Drive, where 8 ft. is proposed, therefore, a 22 ft. variance is requested.

This request was approved by the ZBA on March 18, 2021.

7. New Business:

1. Shoreline Development Assistance, a representative of the owners of 5437 N. Ridge Road., Property ID No. 64-001-586-001-00, Lots 1 &2 of Block 6 of the Pleasant Beach Resort Plat, are requesting two variances for the construction of a new home.
 - a. A six and one-half (6.5) foot variance for the side setback of a new home, where Section 6.04.E of the Pentwater Township Zoning Ordinance requires a minimum of ten (10) feet. If approved, the home would be within three and one-half (3.5) feet of the south property line.
 - b. A twenty (20) foot variance for the required setback from a stream. Section 3.31, paragraph A, subparagraph 2 requires a thirty (30) foot setback from a lake, river or stream. If approved, the home would be within ten (10) feet of the southern bank of the stream.

8. Public Comment.

9. Adjourn.