

**BOIS BLANC TOWNSHIP
ZONING BOARD OF APPEALS**

MINUTES

MAY 21, 2021

Meeting called to order by Chairman, Bob Stowe, at 1:07.

Members Present: Michael Johnson, Anne Kennedy, Bob Stowe

Bob indicated the material being reviewed and filed is the Enbridge Materials, variance request, and correspondence from the public.

Motion made by Anne Kennedy to approve the agenda. Second by Michael Johnson. Roll call vote: Ayes: Michael Johnson, Anne Kennedy, Bob Stowe. Nays: None. **Motion carried.**

NEW BUSINESS

Enbridge is requesting a variance to Article 6, Section 1.01.20, Sub-section N: A Tower or any supporting structures shall be no closer to any dwelling than the distance equal to 1.5 times the height of the tower, measured at its base at a grade to its highest point of elevation. The tower will be 130 feet. 1.5 times that is 190 feet. The meeting does not address the special use request at the meeting being this afternoon by the Planning Commission. This meeting is covering the height of the tower and how close it comes to a dwelling.

At this point, the Enbridge representatives made their presentation. The property owner also spoke to the tower being a benefit to the Island as it would help to protect the Straits from damage to the pipeline.

The Township sent letters to property owners who lived within 500 feet of the site of the tower. Bob asked for any comments from any of these owners. Members of the ZBA Board have read the letters.

Michael Johnson asked how far the tower would be from the dwelling. Enbridge indicated that it would be 130 feet.

Anne Kennedy asked why Enbridge had not moved the site so as to be further from the dwelling. Enbridge indicated that they preferred to disturb the environment as little as possible. The current site is in a clearing. There was some discussion regarding the distance from the dwelling.

PUBLIC COMMENT

Several people made comments and asked questions that were clarified. Some preferred to make their comments at the Planning Commission meeting. Bob said, in answer to questions regarding the decision today, this meeting was to grant a variance and no other decision. There was also a question as to whether the meeting should have included a lawyer for some of the legal questions. Question was asked, in regard to the letters received, what was the feeling for the variance. Bob said that none of the letters pertained to this meeting.

Motion made by Michael Johnson to close Public Comment. Second by Bob Stowe. Roll call vote: Ayes: Michael Johnson, Anne Kennedy, Bob Stowe. Nays: None. **Motion carried.**

Discussion by members of the Board. Bob indicated there were three ways to go: Yes, no, or compromise. There are no precedents. The board felt it needed to be further away than 130 feet from the dwelling.

Motion made by Bob Stowe to modify the Enbridge variance request from 1.5 times the height of the tower base, not to be less than 140 feet from a dwelling from the center of the tower base. Second by Michael Johnson. Roll call vote: Ayes: Michael Johnson, Anne Kennedy, Bob Stowe. **Motion carried.**

Meeting adjourned at 2:15 p.m.

Submitted by

Betty Hutchinson