

Bois Blanc Township Zoning Board of Appeals
Public Hearing
Meeting Minutes September 25, 2024

Present: Board Members-Thom Bencin, Anne Kennedy, Polly Peyerl
Zoning Administrator- Damien Nelson

Meeting Start: **0902**

Two Variances to be discussed.

1) Island Contractors (parcel 49001-030-007-30)

- a. Joe Schlund present(contracting representing parcel owner Abdel Albalakousy)
- b. Zoning permit Z-2024-021 denied. 20' setback required by zoning ordinance. 8' setback variance requested.
- c. Appellant owns lot adjacent to setback line in question. There were no letters of comment from neighboring property 300' away.
- d. Vote was taken to approve with compromise approving 10' setback instead of 8'
- e. Vote to approve 8' variance: Thom-yes, Anne-yes, Polly-yes.

Island Contractors is to re-stake the building offset and Damien will reinspect for
Island Contractors is to re-stake the building offset and Damien Nelson will reinspect for compliance.

2) Thomas Bencin (parcel 49001-028-007-25) 617 Firetower Rd. Meeting start **0932**.

- a. Thomas Bencin, appellant, present.
- b. Zoning permit Z-2024-020 denied by Zoning Administrator. Parcel is low density residential and requires 100' setback. 80' variance requested by appellant.
- c. Current low density set backs make barn placement challenging due to setbacks, acreage, property shape and swampy area.
 - d) Two letters of comment were received by property owners 300' away the Bencin property. One letter is from William Keefer and one from Karin Crane. They have no opposition to the variance.
- d) Thomas Bencin was present at this meeting and recused himself from voting.

The ZBA did not make a determination pending more information including a possible property line adjustment between Thomas Bencin and neighbor William Keefer to comply with a 100' setback requirement. Another ZBA board member is being sought to break a possible tie vote.

Minutes submitted by Anne Kennedy

Bois Blanc Township Zoning Board of Appeals Special Meeting Minutes October 21, 2024

Present: Board Members- Anne Kennedy, Clint Wells, Polly Peyerk
Zoning Administrator-Damien Nelson
Appellant- Thomas Bencin

This meeting is a continuation of the public hearing September 25, 2024 regarding Thomas Bencin's appeal for a variance of 80' on parcel 49001-028-007-25, address 617 Firetower Rd.

Vote taken:

Should an 80' variance be granted to Thomas Bencin-

Polly Peyerk- No

Anne Kennedy- No

Clint Wells- Yes

Thomas Bencin- Recused

Appeal denied.

An alternative was given to Thomas Bencin to request a Rezone from Residential Low Density to Residential from the Planning Commission. Residential setback is 20' and he would be in compliance.

Minutes submitted by Anne Kennedy