

Call to order by Chair Donahey 7:00 p.m. Friendship Twp Hall

Present: Donahey, Kurburski, MacGregor

Absent: Cullip

Public present: Austin Mesner, David Cummings, Eileen Horowitz, Pascal

Approve minutes of 9/24/18 meeting as presented

New business (see amendment to 20.01.4)

CASE #PSUP18-011

A request by Austin Mesner for a Special Use Permit for an Exception to the size of a residential accessory building at 7305 Ottawa Trail in Section 17 of Friendship Township. The property is zoned FF-2 Farm and Forest and is tax parcel 24-06-12-17-400-014. The request is to allow a 216 sq. ft. covered porch entry one corner of the 2,400 sq. ft. accessory building. The request is per Section 22.01 of the Zoning Ordinance.

The project was described. Applicant gave explanations for need of some sort of overhang at entry to keep roof snow/ice from hitting someone. Corner wrap is for aesthetics. Posts will be wrapped with “stone” to match lower parts of building walls. Not on a public road. No public comment.

Motion (MacGregor/Kurburski) Recommend approval of request under “no good purpose” clause. Safety issues for person door overhang, not on a public road, not visible from any public area. Unanimous in favor.

CASE #PSUP18-012

A request by Eileen Horowitz for a Special Use Permit for an Exception to the size of a residential accessory building at 4287 Lower Shore Dr in Section 30 of Friendship Township. The property is zoned SR Scenic Resource and is tax parcel 24-06-12-30-100-031. The request is to allow a 2,800 sq. ft. accessory building where a 1,200 sq. ft. accessory building is the standard. The request is per Section 22.01 of the Zoning Ordinance.

The project was described and applicant answered questions. Maximum height of building missing on drawings. Applicant stated it was 18.5 feet. Location of driveway for house was placed on the drawing. It is a separate drive from the one proposed for the accessory building. Record of Telephone Conversation Tammy Doernenburg (Zoning Adm for County) had with neighbor, Carl Smith, was read (see below). Dave Cummings was there representing neighboring property owner, Ruth Cummings. He felt the building was much too large and should not be close to roads where visible.

Motion (MacGregor/Kurburski) Recommend denial of request due to the size of the building and the adverse effect on the character of the Scenic Resource Zoning area. Unanimous in favor.

Old Business

Stutsmanville PUD changes have been approved and published by the county.

Report from Trustee (MacGregor) none

Public comment: question about junk cars on property.

Adjourn at 7.53.p.m.

Next scheduled meeting December 17, 2018, 7:00 p.m. (note this is the 3rd Monday)

Respectfully submitted,
Cynthia Donahey, Chair

Record of Telephone Conversation

Name: Carl Smith

Address: 4346 S Lake Shore Dr Location: Near Case #PSUP18-012 Date: 11/21/2018

Recorded by: Tammy Doernenburg

Based on the information provided in application, Mr. Smith is concerned with future uses. Concerned with setback (close proximity to the road). More than double size of building. If located behind the house (east of house), not as concerned. View from Watson Grade is trees, doesn't feel the proposed building is at the proper location. It would be visible from people traveling on M-119 and Lower Shore Drive. Could be setback 200 feet and be much less visible. Mr. Smith stated he appreciates the reason of the proposed location due to trees which have died. Will this create another driveway? Totally against another driveway. Should be able to use existing driveway. Wants to be a good neighbor, but has concerns.

Major concern – keep away from M-119.

Other concern – future use (15-20 years) and extra driveway.