Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 4/20/2016

Board Members present
Chairman: William Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Kendall MacConall

2016

Applicant; Timothy & Sara Majeske
1145 S. Fraser Rd.
Kawkawlin Mi. 48631
Parcel # 09-080-016-100-055-00
Parcel address; 1145 S. Fraser Rd.

Meeting called to order by chairman Karbowski 7:09 pm. Pledge, roll call of board all present. Karbowski read the variance request; owner wants to replace an existing 22'x22' garage with a 24'x30' garage on a lot that is non conforming because the house is 8' from the South lot line,10' is required. A copy of the variance application will be attached to this report, Also noted that a mailing was done to notify area residents of the request. No letters received. Public present: copy of sign in sheet attached. it was noted that this parcel was split off a larger parcel years ago. Karbowski noted that this variance will not change or add to the non conforming issue as it is on the opposite side of the property. After public input, board questions and discussions a motion by Kusch second by Bragiel to allow the variance as requested. Roll call on variance, 5 yes votes, 0 no vote variance approved as requested. A copy of the signed application attached. 7:16 pm Mr. Karbowski moved on to next order of business that being a variance request by Ryan & Kristina Craves. The meeting minutes will continue in the Craves file.

Secretary _____

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday April 20, 2016 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Timothy & Sara Majeske, 1145 S. Fraser Rd., Kawkawlin, Mi. 48631. The reason for the variance is they want to replace their current garage with a larger garage but the house is already non-conforming because it is too close to the property lines.

Property code is: 09-080-016-100-055-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance 200
Special Meeting _____

This Application will not be accepted if incomplete. All required material must be submitted at least ____ days prior to the next Planning Commission Meeting or ____ days prior to the next Board of Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name _____ Phone _ _____

Address _____

OWNER INFORMATION

Name Timothy + Sara Majeske Phone 989.316.9156

Address 1145 S. Fraser Rd. Kawkawlin, MI 48631

PROPERTY INFORMATION

Address 1145 S. Fraser rd. Parcel # 09-080- 016-100-055-00 Zoning District _____

Property Size See Attached Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

See Attached Sheets

ABUTTING PROPERTY OWNERS (Township to attach list with names and addresses)

I hereby attest that the information ~~on this~~ application is, to the best of my knowledge, true and accurate.

Applicants signature Tim Majeske Sara Majeske Date 4-1-16

Material received: Site plan_____ Preliminary Building Plans _____ Other _____

DATE Received _____ Fee Paid $ _____ Received by _____

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. _____

Revised May 5, 2010

NORTH

APPROX. 70'
TO PROPERTY LINE

21' x 30'
GARAGE

S. FRASER Rd

WEST

EAST

APPROX 380'
TO PROPERTY LINE

APPROX.
83'
TO Road
Edge

HOUSE

1145 S. FRASER Rd.

8'

S. Majeski

SOUTH

TO PROPERTY LINE

I, Tim Majeske Jr., am requesting a Variance to replace my Current 22'x22' Garage on the North Side of my house with A 24'x30' Garage, being that the South side of my house is Closer than the required zoning ordinance to the adjacent property line.

Tim Majeske Jr.
4.1.16

General Property Information

Bay County

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 080-016-100-055-00 **Unit:** KAWKAWLIN TOWNSHIP

Property Address [collapse]

1145 S FRASER RD
KAWKAWLIN, MI 48631

Owner Information [collapse]

MAJESKE, TIMOTHY E & SARA L
1145 FRASER RD
KAWKAWLIN, MI 48631-9748

Unit: 080

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2015 [collapse]

Property Class:	401 - RESIDENTIAL-IMPROVED	**Assessed Value:**	$28,600
School District:	09010 - BAY CITY SCHOOL DISTRICT	**Taxable Value:**	$28,600
State Equalized Value:	$28,600	**Map #**	
AUDIT YEAR	0	**Date of Last Name Chg:**	08/21/2013
		Date Filed:	04/08/2010
		Notes:	N/A
Historical District:	N/A	**Census Block Group:**	N/A
Principal Residence Exemption	**June 1st**	**Final**	
2015	100.0000 %	100.0000 %	

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2014	$30,850	$30,850	$28,905
2013	$28,450	$28,450	$28,450

Land Information [collapse]

	Frontage		Depth
Lot 1:	0.00 Ft.		0.00 Ft.
Lot 2:	0.00 Ft.		0.00 Ft.
Lot 3:	0.00 Ft.		0.00 Ft.
Total Frontage:	0.00 Ft.	**Average Depth:**	0.00 Ft.

Total Acreage:	1.95		
Zoning Code:			
Total Estimated Land Value:	N/A	**Mortgage Code:**	
Land Improvements:	$0	**Lot Dimensions/Comments:**	
Renaissance Zone:	NO		

Renaissance Zone Expiration Date:
ECF Neighborhood Code:

Legal Information for 080-016-100-055-00 [collapse]

COM 988.35 FT N OF W 1/4 COR TH N 150 FT TH E 564 FT TH S 150 FT TH W 564 FT TO BEG. SEC 16 T15N R4E

Sales Information

3 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
08/07/2013	$1.00	QCD	MAJESKE, SARA L	MAJESKE, TIMOTHY E & SARA L	INCL/EXCL SPOUSE	2981/904
04/08/2010	$35,000.00	WD	WOJCIECHOWSKI, SANDRA L	MAJESKE, SARA L	WARRANTY DEED	2732/582
08/10/1995	$19,000.00	WD	WOJCIECHOWSKI, ALICE TRUST	WOJCIECHOWSKI, SANDRA L	WARRANTY DEED	1375/247

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Timothy & Sara Majeske 016-100-055-00
1145 S. Fraser

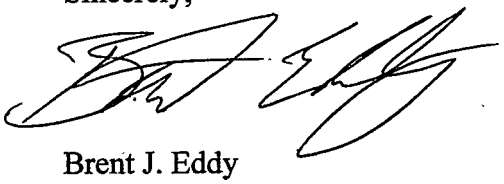
Michael + G. Wm Jr Schmidt 328 E. Parish Kaw
Michael + Ellen Lesniak 1175 Fraser Kaw
Dean + Terri Hriber 225 N. Fraser LN
Russell + Bonnie McCarthy 1040 Fraser Kaw
Edward + Julie Roth 1140 S. Fraser Kaw

The Michigan Freedom of Information Act requires a response to this request within five days. If access to the records will take longer than this amount of time, please contact me with information regarding when I might expect copies or the ability to inspect the requested records. I have included my phone number if you need to discuss any part of my request.

If you deny any or all of this request, please cite each specific exemption you feel justifies the refusal to release the information and notify me of the appeal procedures available to me under the law.

Thank you for considering my request.

Sincerely,



Brent J. Eddy
Property Owner
1890 S. Huron Rd.
(989)708-8386

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 4/20/2016

Board Members present
Chairman: William Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Kendall MacConall

Applicant; Ryan & Kristina Craves
939 S. Linwood Beach Rd.
Linwood Mi. 48634
Parcel # 09-080-W05-000-017-01
Parcel address; S. Linwood Beach Rd.

7:16 pm Meeting continuation. Mr. Kusch asked to be excused from comments and voting on this variance request, by the chairman, as a conflict of interest. Excused by Karbowski. The variance requests were read. Applicant is requesting 3 variances, South side 5', 10' required from side property line, Rear setback will be 20', 25' is required from road, Waterfront 24', 25, is required from the sea wall. a copy of the variance application will be attached to this report, Also noted that a mailing was done to notify area residents of the request. No letters received. Public present attached sign in sheet. Mr. Craves gave presentation of request. Lot size and an old variance request on that lot split and 919 S. Linwood Beach was discussed. The board needs to look at the records to see if any stipulations were added to that request. Karbowski noted that front variance should be ok as it extends into water mark and the new property will be no closer to the water than existing structures on either side. Also noted that the front set back is 40' and the rear setback is 50' per ordinance. South side neighbor, Mrs. Clare, has concerns about survey stakes that she feels are not correct. Mr. Wagner North neighbor, had concerns about water run- off. Also concerns on height of structure and front deck were addressed. After public input, board questions and discussion the meeting was recessed by chairman Karbowski until old records could be researched. The variance meeting will resume as soon as possible first week of May. Meeting recess 8:23 pm

Secretary _____

Ryan + Kristina Graves 080-W05-000-017-01
939 S. Linwood Bch

Michael Staszak, Stacie Deshano 901 S. LN BCH LN
Mary Ellen Kessler 22 Center Ct BC 48708
Randal + Karen Schmidt P.O. Box 37 LN 913 S. LN BCH LN
David + Nancy Wagner 919 S. LN Bch
Robert D. Chicky Trust 951 S. LN Bch
Jeffrey Kusch 947 S. LN Bch
Frederick + Janet Sallmen 941 S. LN BCH
John + Bonnie Knight 7507 Biscayne, White Lake MI 48383
Rosalie Clare trust 701 Gateway Place Essex
Joseph Thelen 871 S. LN Bch

4-20-16 Bed Appeals
meeting Pledge Called 7:09
Call Roll all here Start with
Majeske variance as stated on application
Asked about lot being split off ~~of~~ bigger
parcel. Non Conforming because house is
~~or~~ To close to side Motion Kusch 2nd
Braigel To approve the variance will not
change non conforming issue would add to
it 5 yes To approve - deny motion.
Pass To appove.
7:16
2nd variance Craves - Kusch excussed
himself as conflict of interest ok by
Chairman, Karbowski read variance request.
Mr Craves gave presentation. Lots size + old
variance were discussed. May have to Look-up old
variance records. #1 Read S - variance first. #2 Read
Front Line Variance. #3 Read water Front Variance
request. Karbowski said front toward water is
extended into water - should be ok. #2 Road variance
should be good per Bill. South side variance.
Motion by Karbowski to ~~Recess~~ Recess meeting to find
old variance 919 S Linwood Bch. Mr Wagner
questioned Front Patio, + ht of Structure Landscape about water
runoff.
Mrs Clare questioned Survey stakes.
Recess until 8:23 PM

Brd appeals 4-20-16 Sign in sheet

Karen Schmidt
David Wagner
Nancy E. Wag
Ryan Cramer
Fabiana Cramer
Tim Majeske
Lori Majeske
Ray Ryczek
Rosalie Clare
Patti Kusch
Tim MAJESKE
Sara Majeske
Randy Schmidt

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday April 20, 2016 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Ryan & Kristina Craves, 939 S. Linwood Beach Rd., Linwood, Mi. 48634. The reason for the variance is the proposed house they want to build will be too close to the property lines.

Property code is: 09-080-W05-000-017-01

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

Consent of Variance Application for Pending Sale

I, Joseph Thelen, give Ryan and Kristina Craves the authority to apply for any variances on my property pending sale on S. Linwood Beach Rd. (Parcel #09-080-W05-000-017-01). We have a pending purchase agreement on this lot, which is subject to the approval of variances needed for their new home build due to the lot's inherent size constraints. Please consider this my permission to apply for any such variances.

3/2/2016

Joseph Thelen — Date

KAWKAWLIN TOWNSHIP

APPLICATION FOR:

Site Plan Review_____
Special Use_____
Rezoning_____
Variance X
Special Meeting_____

This Application will not be accepted if incomplete. All required material must be submitted at least ____ days prior to the next Planning Commission Meeting or _____ days prior to the next Board of Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner)

Name Ryan and Kristina Craves Phone (989) 948-0093

Address 939 S. Linwood Beach Rd., Linwood, MI 48634

OWNER INFORMATION

Name Joseph Thelen Phone (989) 225-1990

Address 871 S. Linwood Beach Rd., Linwood, MI 48634

PROPERTY INFORMATION

Address S. Linwood Beach Rd. Parcel #09-080- W05-000-017-01 Zoning District R-1A

Property Size .19 acre (58' x 126') Property Description (photo copy)
→ road to existing seawall

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Please see attached.

ABUTTING PROPERTY OWNERS (Use additional pages if necessary)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicant's signature Ryan Craves Date 3/1/16

Material received: Site plan _____ Preliminary Building Plans _____ Other _____

Date received _____ Fee Paid $_____ Received by _____

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A._____

vised May 5, 2010

Description of Proposed Variances Request

We, Ryan and Kristina Craves, have a purchase agreement with Joseph Thelen to purchase the subject property (Parcel #09-080-W05-000-017-01), along with the property across the street (Parcel #09-080-012-300-148-97). The purchase is subject to the approval of the variances of this request for the waterfront parcel.

We have worked diligently, with both our architect and builder, to do all we can to make our house layout work on this property. The buildable area of the property is 58 feet wide from north property line to south property line by 126 feet deep from road to existing seawall. Due to these inherent width and depth constraints, we are applying for the three hardship setback variances. As you read through these requests, please refer to our proposed house structure which shows both the garage and house areas relative to the existing structures on the neighboring properties bordering to the north and the south.

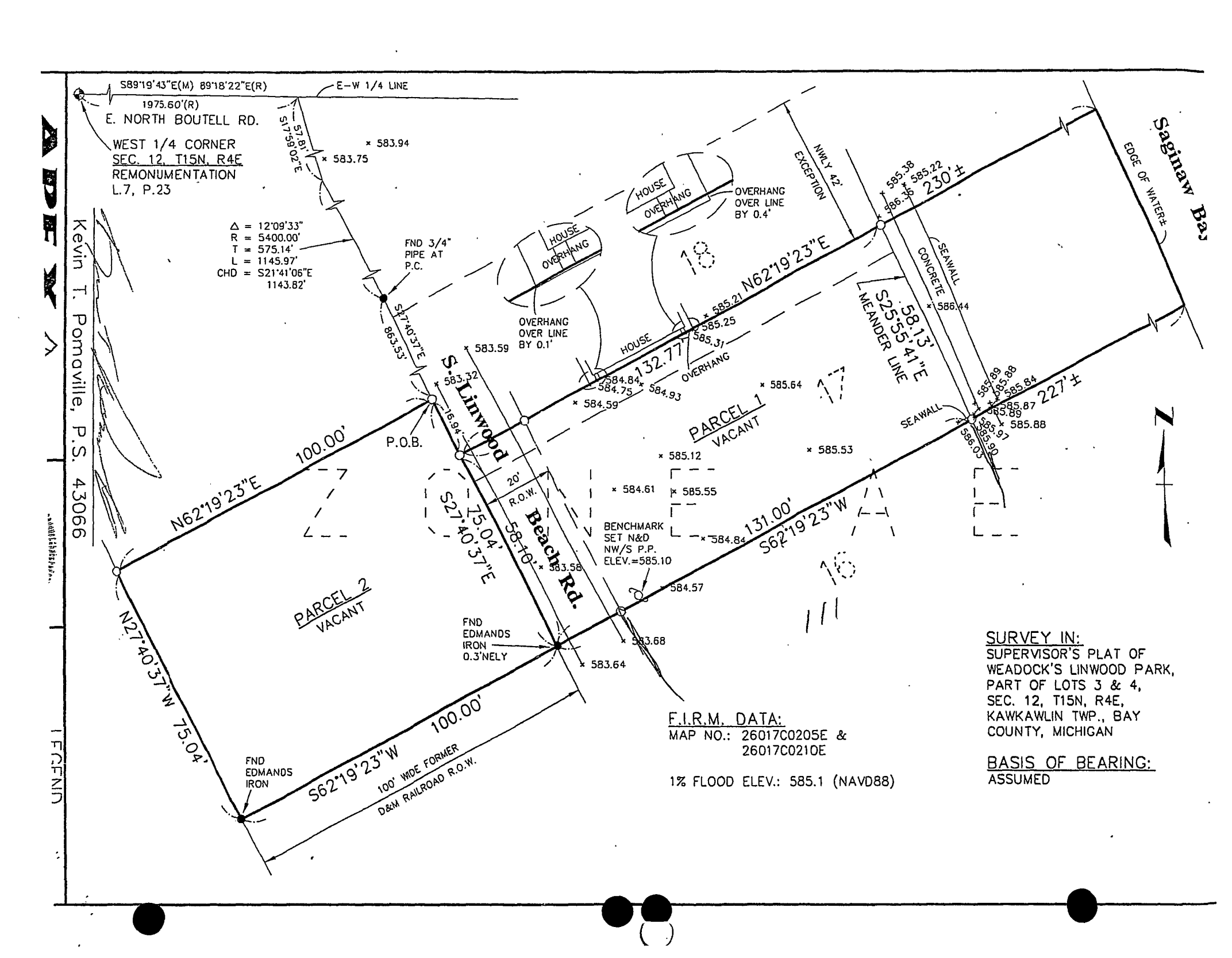
1.) **South Property Line Variance:** We are requesting this variance because our proposed house structure will be 5 feet from the south property line for the attached garage area and will step back to 7 feet from the south property line for the house living area. We have been informed we need to be at a minimum of 10 feet from the property line for a house structure living area per the zoning ordinance. The reasoning for our 5 feet setback for the garage area is because our proposed house structure would have a side loading garage with the garage door on the north side of the structure. This will allow for both the proper driveway depth from the road to park a vehicle and enough driveway width in order to be able to turn a vehicle into the garage. There would not be enough depth on the lot to have a front loading garage because we don't want our garage entrance to be too close to the road, and we can't move the house structure any closer to the seawall as this would obstruct the view of our neighbors to the north and the south. We would not be able to have enough driveway depth in this case to fit a vehicle, and it would cause safety concerns with the garage being too close to the road. We understand that if the garage were detached then the 5 feet setback would not be an issue, however we would like to attach the garage to the house for both convenience and because there isn't enough depth on the lot to have a detached garage. Please note that there are already two structures on the property to the south. Per the zoning ordinance, this ensures that there can't be a third structure constructed on that property any closer than the existing structures on that property. Our proposed garage area would border this property where there is no structure currently. Because there are already two structures on that property, a third one could not be constructed any closer to the garage area. We would step back the setback to 7 feet for the house living area. This is where the house structure to the south begins, and we want to be further away from the property line at this point as it is not our intention to be any closer to that structure than would be necessary. This would give another 2 feet of setback between the house structure to the south and our proposed living area. Please note we are not asking for 5 feet of setback for the entire depth of our proposed house structure along the south property line.

2.) **Road-Front Property Line Variance:** We are requesting this variance because our proposed house structure will be 20 feet from the road, and we have been informed we should be a minimum of 25 feet from the road per the zoning ordinance. As mentioned above, we are proposing a side loading garage. In fact, our proposed garage door would start 27 ½ feet from the road to the closest end of the side loading garage door. Even with this variance, we will be setback from the road much further than the existing garage structures on the properties bordering to the north and the south.

3.) **Waterfront Property Line Variance:** We are requesting this variance because our proposed house structure will be 24 feet from the existing seawall, and we have been informed we should be a minimum of 25 feet from the seawall per the zoning ordinance. In order to determine the 24 feet distance from the existing seawall to the house structure, we used the furthest point on the house structures to both the north and the south of our proposed house structure. We then drew a line between them in order to ensure our proposed house structure would not protrude beyond the house structures on either of the adjoining properties to the north and the south. This will ensure we won't obstruct the water view of either neighbor to the north or the south of this property.

Please understand that we are doing all we can to make a house plan suitable for waterfront living work on this constrained lot size. It is not our intention to be any closer to the property lines than necessary. We don't feel that the variances we are proposing above provide any hardship to any of our neighbors. Especially considering that both the properties bordering to the north and the south already have existing structures constructed closer to the various property lines on their properties than what we are requesting. Thank you kindly for your consideration.

The preliminary site plan completed by the architect and our transposed site plan on the GIS map to show our proposed house structure relative to the adjacent properties to both the north and the south are attached for reference.

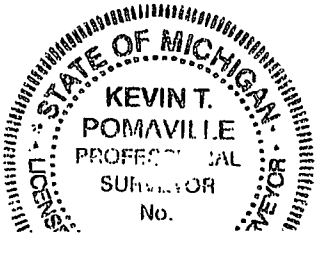

S89°19'43"E(M) 89°18'22"E(R)
1975.60'(R)
E. NORTH BOUTELL RD.
E-W 1/4 LINE
WEST 1/4 CORNER
SEC. 12, T15N, R4E
REMONUMENTATION
L.7, P.23
S17°59'02"E
57.81'
583.94
583.75
Δ = 12°09'33"
R = 5400.00'
T = 575.14'
L = 1145.97'
CHD = S21°41'06"E
1143.82'
FND 3/4" PIPE AT P.C.
S27°40'37"E
863.53'
Kevin T. Pomaville, P.S. 43066
HOUSE
OVERHANG
OVERHANG OVER LINE BY 0.4'
NWLY 42' EXCEPTION
OVERHANG OVER LINE BY 0.1'
583.59
S. Linwood Beach Rd.
583.32
585.38
585.22
230'±
586.36
SEAWALL
CONCRETE
586.44
EDGE OF WATER±
Saginaw Bay
585.21
585.25
585.31
N62°19'23"E
132.77'
584.84
584.75
584.93
584.59
585.64
S25°55'41"E
MEANDER LINE
58.13'
585.89
585.88
585.84
585.87
585.89
585.88
585.91
585.90
586.03
227'±
SEAWALL
P.O.B.
16.94'
100.00'
N62°19'23"E
20'
R.O.W.
PARCEL 1
VACANT
585.12
585.53
584.61
585.55
S27°40'37"E
75.04'
58.10'
583.58
BENCHMARK
SET N&D
NW/S P.P.
ELEV.=585.10
131.00'
S62°19'23"W
584.84
584.57
PARCEL 2
VACANT
FND EDMANDS IRON 0.3'NELY
583.68
583.64
N27°40'37"W
75.04'
FND EDMANDS IRON
S62°19'23"W
100.00'
100' WIDE FORMER D&M RAILROAD R.O.W.
F.I.R.M. DATA:
MAP NO.: 26017C0205E & 26017C0210E
1% FLOOD ELEV.: 585.1 (NAVD88)
SURVEY IN:
SUPERVISOR'S PLAT OF WEADOCK'S LINWOOD PARK, PART OF LOTS 3 & 4, SEC. 12, T15N, R4E, KAWKAWLIN TWP., BAY COUNTY, MICHIGAN
BASIS OF BEARING:
ASSUMED
APEX
LEGEND

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:

PARCEL 1 Lots 17 and 18 EXCEPT the Northwesterly 42 feet of Lot 18, SUPERVISOR'S PLAT OF WEADOCK'S LINWOOD PARK, being a part of Lots 3 and 4, Section 12, Town 15 North, Range 4 East, Kawkawlin Township, Bay County, Michigan as per plat recorded in Liber 4 of Plats, Page 53, Bay County Records.

PARCEL 2 Commencing at the West 1/4 corner of Section 12, Town 15 North, Range 4 East, Kawkawlin Township, Bay County, Michigan; thence South 89°18'22" East, 1975.60 feet along the East-West 1/4 line to the intersection of the Northwest corner of SUPERVISOR'S PLAT OF WEADOCK'S LINWOOD PARK, as per plat recorded in Liber 4 of Plats, Page 53, Bay County Records and the Easterly Right-of-way line of the former D & M Railroad; thence South 17°59'02" East, 57.81 feet along the Westerly line of SUPERVISOR'S PLAT OF WEADOCK'S LINWOOD PARK and the Easterly Right-of-way line of the former D & M Railroad to the point of curvature of a curve to the Left having a radius of 5400 feet and a Delta angle of 12°09'33"; thence Southeasterly 1145.97 feet along the arc of said railroad and Plat curve, having a Chord bearing and distance of South 21°41'06" East, 1143.82 feet; thence South 27°40'37" East, 863.53 feet along said railroad and Plat line to the point of beginning; thence South 27°40'37" East, 75.04 feet along said railroad and Plat line to the Southwest corner of Lot 17 of said Plat; thence South 62°19'23" West, 100.00 feet at right angles to said railroad and Plat line; thence North 27°40'37" West, 75.04 feet along the Westerly Right-of-way line of the former D & M Railroad; thence North 62°19'23" East, 100.00 feet, at right angles to said railroad and Plat line to the point of beginning.



General Property Information

Bay County

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 080-W05-000-017-01 **Unit:** KAWKAWLIN TOWNSHIP

Property Address [collapse]

S LINWOOD BEACH RD
LINWOOD, MI 48634

Owner Information [collapse]

THELEN, JOSEPH T
871 S LINWOOD BEACH RD
LINWOOD, MI 48634

Unit: 080

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2015 [collapse]

Property Class:	402 - RESIDENTIAL-VACANT	**Assessed Value:**	$52,200
School District:	09010 - BAY CITY SCHOOL DISTRICT	**Taxable Value:**	$45,720
State Equalized Value:	$52,200	**Map #**	
AUDIT YEAR	0	**Date of Last Name Chg:**	02/13/2013
		Date Filed:	09/16/2011
		Notes:	N/A
Historical District:	N/A	**Census Block Group:**	N/A
Principal Residence Exemption	**June 1st**	**Final**	
2015	0.0000 %	0.0000 %	

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2014	$45,000	$45,000	$45,000
2013	$45,000	$45,000	$45,000

Land Information [collapse]

	Frontage		Depth
Lot 1:	0.00 Ft.		0.00 Ft.
Lot 2:	0.00 Ft.		0.00 Ft.
Lot 3:	0.00 Ft.		0.00 Ft.
Total Frontage:	0.00 Ft.	**Average Depth:**	0.00 Ft.

Total Acreage:	0.19		
Zoning Code:			
Total Estimated Land Value:	N/A	**Mortgage Code:**	
Land Improvements:	$0	**Lot Dimensions/Comments:**	
Renaissance Zone:	NO		

Renaissance Zone Expiration Date:
ECF Neighborhood Code:

Legal Information for 080-W05-000-017-01 [collapse]

LOTS 17 & 18, EXC NW'LY 42 FT OF LOT 18, SUPERVISORS PLAT OF WEADOCKS LINWOOD PARK, L4/P53 BCR

Sales Information

2 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
10/10/2011	$1.00	QCD	THELEN, ANNE C	THELEN, JOSEPH T	QUIT CLAIM DEED	2830/489
07/15/2011	$339,900.00	WD	FOSS, WALTER I III & JUDITH TRUSTS	THELEN, JOSEPH	WARRANTY DEED	2820/913

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Garage: ——

House: ■■■■

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Bay County GIS

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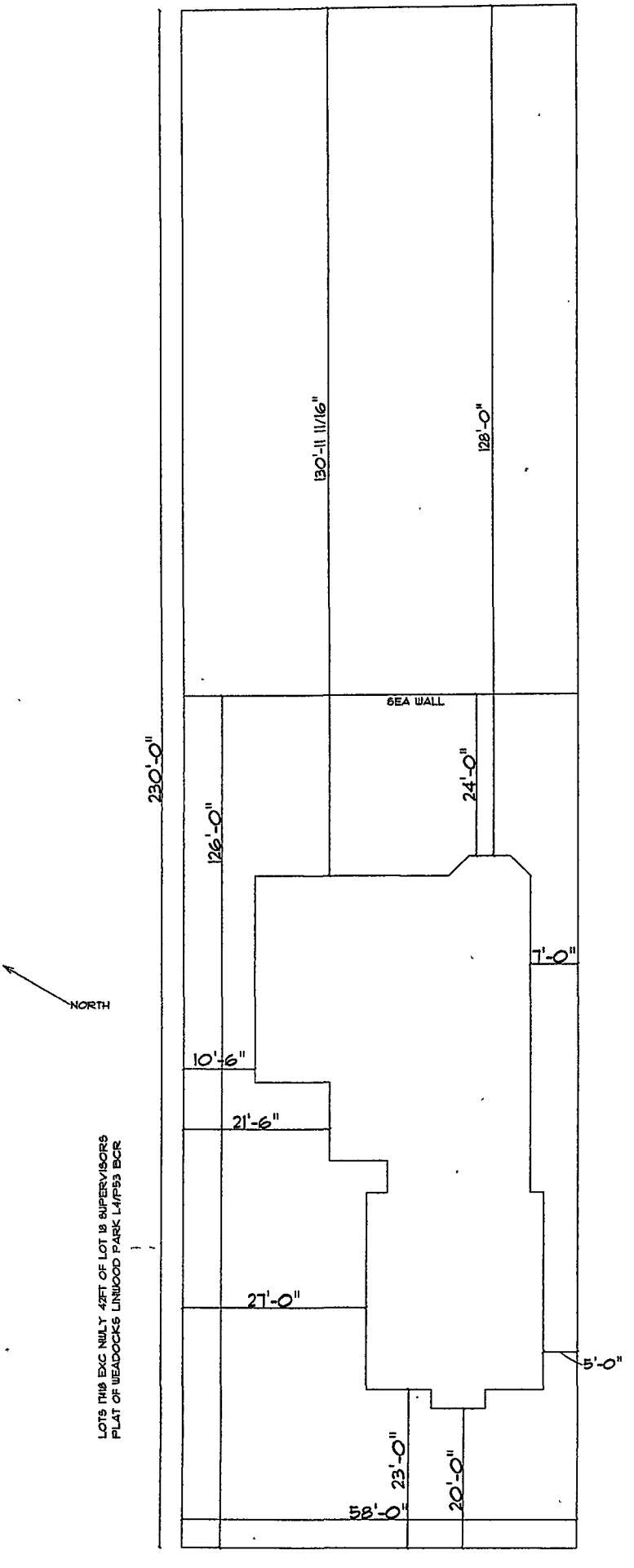
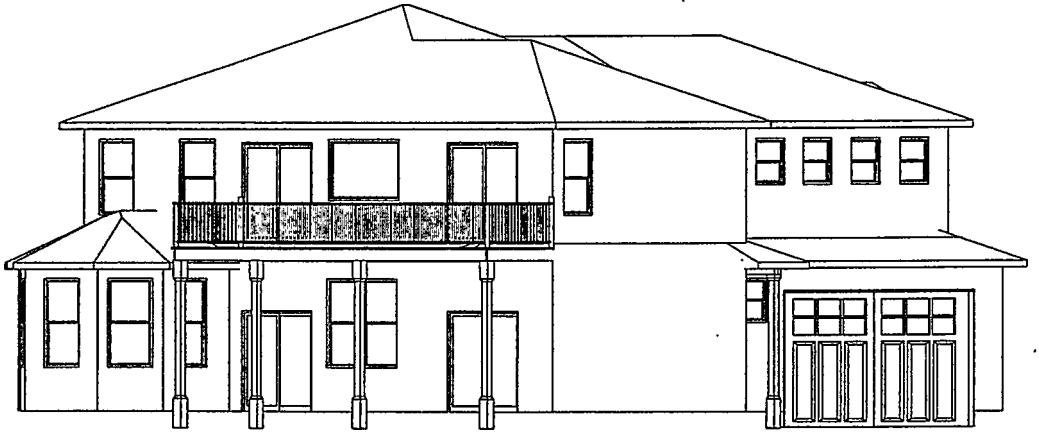
A. Recipients of access or enhanced access records receive all information AS IS. The Bay County GIS, its officers, officials, employees, agents, volunteers, contractors or its public bodies, make no warranties of any kind, including but not limited to warranties of accuracy, fitness for a particular purpose, or of a recipient's right of use. Recipients are solely responsible for investigating, resisting, litigating and settling such complaints, including the payment of any damages or costs, unless the Bay County GIS elects to participate in the process at its own expense.

B. Except for the Executive Committee, by resolution adopted by a majority of those elected and serving, no officer, official, employee, agent, volunteer, contractor or other person or public body may make any representation or warranty on behalf of the Authority or one of its public bodies.



PDF created with pdfFactory trial version www.pdffactory.com

DRIVE UP VIEW



WATER SIDE VIEW

2x6 EXTERIOR WALLS
WITH 7/16 OSB & 1" STYROFOAM
ALL DIMENSIONS ARE TO EDGE OF STUD.

NO REFERENCE TO FINISH GRADE IS GIVEN. VERIFY FINISH GRADES & SILL HEIGHTS BEFORE ORDERING WINDOWS.

APPROVED BY	DATE
RYAN CRAVES	1-12-16

CRAVES RESIDENCE
LINWOOD BEACH

REVISIONS
1-11-16
1-12-16
1-13-16
1-14-16
1-15-16
1-18-16

Disclaimer
It is understood that any drawings produced form this contract are general drawings prepared using information provided by the client who is solely responsible for the accuracy of the information provided. The drawings are not a substitute for permit drawings, the contractor and/or architect will determine if the drawings satisfy: 1) State or local building codes or regulations; 2) the projects structural requirements; or 3) existing conditions specific to the project or project site. Consult local building officials to determine if a building permit is required. THE DESIGNER assumes no responsibility for claims or damages arising from errors, omissions, deficiencies or defects of the drawings.

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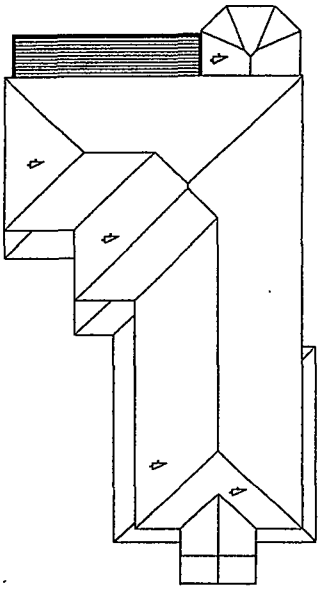

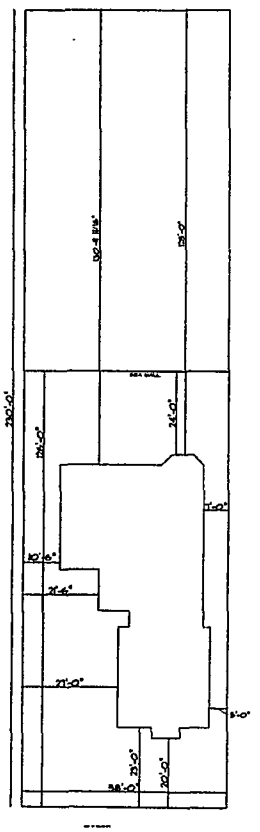

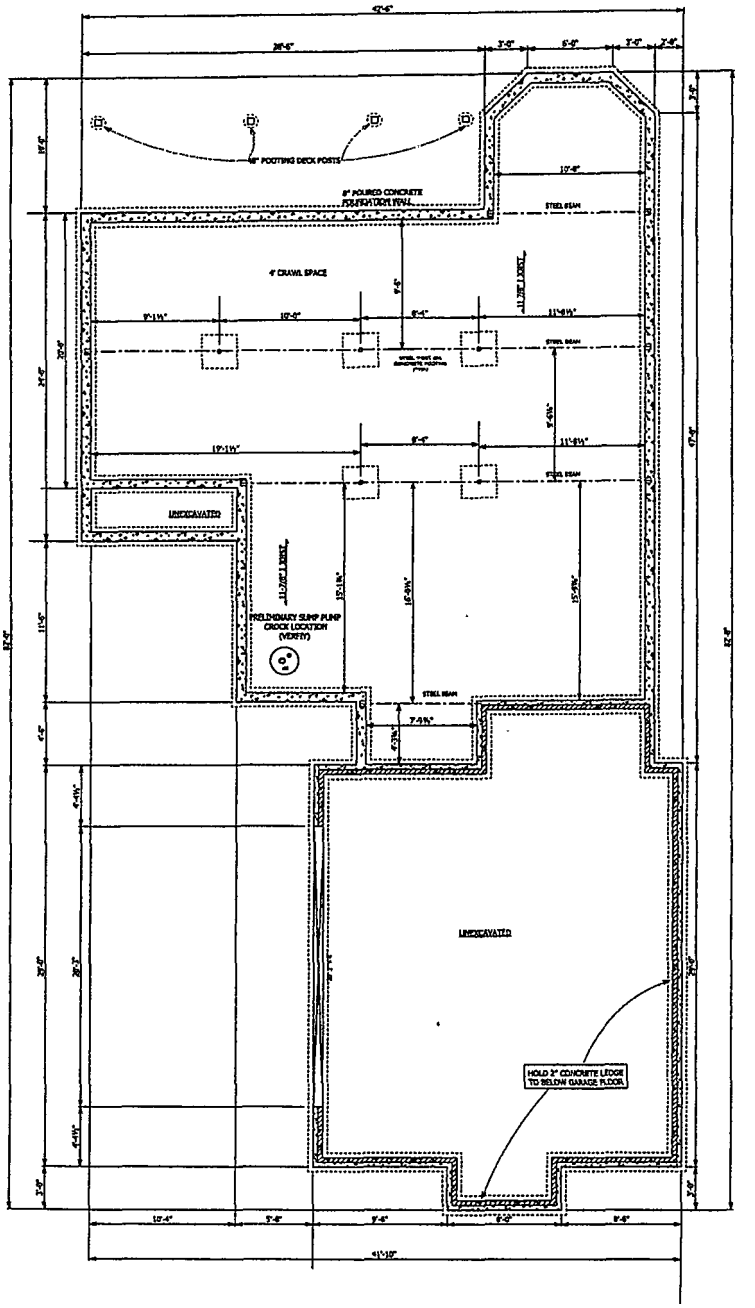

2nd EXTERIOR WALLS WITH 7/16 OSB & 1" STYROFOAM
ALL DIMENSIONS ARE TO EDGE OF STUD

NO REFERENCE TO FINISH GRADE IS GIVEN. VERIFY FINISH GRADES & SILL HEIGHTS BEFORE ORDERING WINDOWS.

CRAVES RESIDENCE
LINWOOD BEACH

REVISIONS
1-11-16
1-12-16
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1-18-16

Disclaimer
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Bay County GIS

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B. Except for the Executive Committee, by resolution adopted by a majority of those elected and serving, no officer, official, employee, agent, volunteer, contractor or other person or public body may make any representation or warranty on behalf of the Authority or one of its public bodies.

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

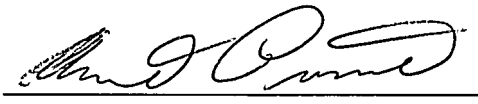
Date; 5/11/2016

Board Members present
Chairman: William Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Kendall MacConall

Applicant; Ryan & Kristina Craves
939 S. Linwood Beach Rd.
Linwood Mi. 48634
Parcel # 09-080-W05-000-017-01
Parcel address; S. Linwood Beach Rd.

Meeting continuation that was recessed by Karbowski on 04/20/16 so that the board could look into past variance request when the main parcel was split. Meeting open 7:00 pm, pledge, roll call all members present. Motion by Prime 2nd Bragiel that board member Kusch would be active in voting and discussions. Voice vote board approved. Noted that letters were sent to all public present at the first variance meeting letting them know of continuation meeting date and time. Public present; sign in sheet attached. Public input; Neighbors spoke in favor of variance. A copy of the variance application will be attached to this report. Kusch questioned lot size and measurements from sea wall and road. It was noted that ordinance page 51 section 308-7 states that the minimum setback from a water front property is line between two adjacent buildings. Mr. Craves gave presentation of request stating that since the last meeting he moved the home over and made it smaller. Mr Craves met with Kawkawlin fire chief about the side setbacks and asked for his input as per fire safety. Mr. Craves told the board that the fire chief preferred the variance request rather than the allowed setbacks as far as fire safety was concerned. Also noted that the line dispute from the South neighbor was resolved. After public input, board questions motion by Bragiel 2nd by MacConall to allow variance as requested. Voice vote yes to approve Karbowski and MacConall, no Prime, Kusch, Bragiel, variance denied. At that time Mr. Craves asked what more could he have done. More questions were asked by the board. It was than explained clearer to the board that the home could be centered on the property with no variance needed, but they were trying to keep away from a nonconforming building on adjacent property for safety concerns and to make the neighbors more comfortable about the location. Prime asked about section 905 in ordinance that requires 5 conditions be met for granting a variance, Mr. Craves read a prepared

sheet answering the sections request. It was than clarified to the board about the side setback and the reasons. At that time a motion by prime 2nd Kusch asking Bragiel and MacConall if they would rescind the first motion to allow for another vote on the variance. Bragiel and MacConall agreed and motion was rescinded on unanimous vote. At this time a motion by MacConall 2nd by Bragiel to allow variance as amended with a 1' smaller foot print of home and a 2' variance on the South side. Yes vote to allow variance 4 yes votes, 1 Bragiel no. Motion carried to allow variance as amended by home owner. Motion MacConall 2nd Bragiel to adjourn meeting. Meeting closed 8:10 pm.

Secretary 

Pg 37-38
Pg 51 #7

935 - 1 door from property

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review_____
Special Use_____
Rezoning_____
Variance X
Special Meeting_____

This Application will not be accepted if incomplete. All required material must be submitted at least ____ days prior to the next Planning Commission Meeting or _____ days prior to the next Board of Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION **(If different from owner)**

Name Ryan and Kristina Craves Phone (989) 948-0093

Address 939 S. Linwood Beach Rd., Linwood, MI 48634

OWNER INFORMATION

Name Joseph Thelen Phone (989) 225-1990

Address 871 S. Linwood Beach Rd., Linwood, MI 48634

PROPERTY INFORMATION

Address S. Linwood Beach Rd. Parcel #09-080- W05-000-017-01 Zoning District R-1A

Property Size .19 acre (58' x 126') Property Description (photo copy)
→ road to existing seawall

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Please see attached.

ABUTTING PROPERTY OWNERS (Use additional pages if necessary)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicant's signature Ryan Craves Date 3/1/16

Material received: Site plan _____ Preliminary Building Plans _____ Other _____

Date received _____ Fee Paid $_____ Received by _____

SITE PLAN APPROVED Owner _____ Date 5-11-2016 P.C. _____ Z.A. _____

Revised May 5, 2010

approved Yes 4 No 1 Bragie
WK
KB
AP

Sign in sheet 5-11-16

Kristina Crames
Ryan Crames
John Knight - 935 JL Bird
Joe Thelen
Nancy Wag
Karen Schmidt
Randy Schmidt
Dan Wagner
Rosalie Clare
Ray Ryczek

5-11-16

Continuation of Craves variance hearing from 4-20-16 That was recessed by Karbowski so the board could look into Past Variance requests.

Meeting called To order 7:00 PM all members present Twp Per Supervisor a motion To Put Kush back motion Prime 2nd Braigel motion carried. letters were resent To all people that were at last meeting. Mr. Knight neighbor spoke in favor of request. Mr. Kusch questioned lot size, measurements from sea wall was noted Prime pg 51 #7 for front yd Variance. Mr Craves gave another presentation on lay out. Met with Fire chief on the matter chief had no Problem with variance. South lot line with neighbor has been resolved. motion by Braigel 2nd Kendal to allow variance

yes to approve		4 ✓	2
	Karb.		
	Braigel	✓	✓
	Prime	✓	✓
	Kusch	✓	✓
	McConen	✓	

variance denied.

More discussion was had by board & Public

Craves read granting Questions
motion by Prime to resend First vote
✓yes no
✓
✓
✓
✓

No vote recended.
motion by Kendall 2nd by Braigel
To allow variance

Kusch	✓	✓
Braig		✓
Prime	✓	
Karbowski	✓	✓
McConnell	✓	

Variance Passed
motion by McConell 2nd Braigel
adjourn 8:10

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday May 11, 2016 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to reconvene to consider an application for a VARIANCE PERMIT submitted by Ryan & Kristina Craves, 939 S. Linwood Beach Rd., Linwood, Mi. 48634. The original hearing was recessed to get more information. The reason for the variance is the proposed house they want to build will be too close to the property lines.

Property code is: 09-080-W05-000-017-01

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 06/08/16

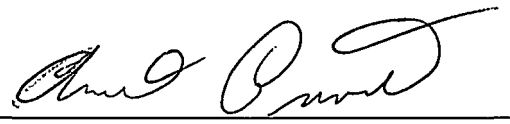
Board Members present
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Kendall MacConall

Applicant; Todd & Cindy O'Connor
1233 Brissette Beach Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-013-200-120-01
Parcel address; 1233 Brissette Beach Rd.

Meeting called to order by acting chair Mr. Kusch 7:02 pm pledge, roll call of board. Karbowski excused. Kusch read variance request, owner wants to remove a 200 sq. ft. shed and build a 24x36 ft.= 864 sq. ft. addition onto the existing garage which would be 600 sq ft larger than the house, a copy of the variance application will be attached to this report, Also noted that a mailing was done to notify area residents of the request. 4 letters of support were received and are attached to the minutes. Public present attached sign in sheet. Kusch noted that accessory buildings are allowed on the beach with split properties. Also noted section 310 #2 that the ordinance does specify the sq. ft. area of an accessory building not to exceed sq. ft. of ground floor of principle structure. MacConall asked about set backs and Mr. O'Connor said all was ok. Also noted that there could be a height question of the building restricting it to 18'. Public input; all spoke in favor of the variance. Motion by MacConnal 2nd Bragiel to approve variance as requested. Voice vote 4 no votes 0 yes. Variance denied as requested, noting that the sq ft of the house as principle, with an addition on the existing building, being considered an accessory building, would be way over the sq ft allowed. It was noted that the parcel in question has a separate parcel # and a separate tax bill from the home across the road. Therefore the existing building would be the principle structure of this parcel. Than to ordinance section 310 #9- would permit a garage and a separate accessory building #10 accessory building could not exceed ground floor of principle building. The principle building on this parcel could be the existing building. #11 would come into question about size with the maximum allowable building coverage of the lot. It was questioned whether the existing building was considered a garage or the principle structure and he separated the accessory building would he be able to build up to the sq ft

of the garage, if principle, or sq ft of the house, if principle, and not count the garage as sq ft of accessory area, if the existing building is principle can he add onto it, as long as #11 about lot coverage was met, no variance would be required? Kusch to speak with the township supervisor for more clarification. Motion to adjourn by Kuschby 2nd by MacConnal Meeting adjourned 8:05 pm.

Secretary 

Todd O'Connor

Kosch opened meeting 7:02 PM

pledge

Karbiwski excussed

Kusch read replies from 5 neighbors all in favor. letters attached To minutes, Kusch noted that accessorie building are allowed on Beach. Also noted the ordanence does not Specify the Sq Ft Size of those building across Road on old RR property. Asked about if owner has correct set backs. MR O Connor stated he has correct set backs. Discussions on Sq FT of home compared to Sq FT of the building IT was noted that there is 2 Seperate property Codes and Taxed Individually. Sq Footage will not come into Play. Board recommended owner to check on building HT.

Kusch asked For Comments MacConall To approve Variance as requested 2nd Bragiel yes No Prime unanimous decision Varience denied. Sq Footage of house was taken into Consideration as per ordanance Section 310 #2 that Limited it to Footprint of house. Also 310 #9 does the garage Count Toward sq FT if The building are seperate

motion Kusch - 2nd by McConell 8:05PM

KAWKAWLIN TOWNSHIP

APPLICATION FOR:

Site Plan Review_____
Special Use_____
Rezoning_____
Variance ✓
Special Meeting_____

This Application will not be accepted if incomplete. All required material must be submitted at least ____ days prior to the next Planning Commission Meeting or _____ days prior to the next Board of Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner)

Name _____ Phone_____

Address _____

OWNER INFORMATION

Name TODD & CINDY O'CONNOR Phone 989-86-8969

Address 1233 BRISSETTE BEACH RD.

PROPERTY INFORMATION

Address 1233 BRISSETTE BEACH Parcel #09-080- 013-200-120-01 Zoning District____

Property Size 80 X 100 Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

ADDITIONAL GARAGE & STOREAGE FOR BOAT AND TO REPLACE EXISTING 10X20 SHED Pole Barn will be 600 sq ft larger then House. Replacing a 200sq ft shed

ABUTTING PROPERTY OWNERS (Use additional pages if necessary)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicant's signature _____ Date 5-19-16

Material received: Site plan _____ Preliminary Building Plans _____ Other ✓

Date received 5/19/16 Fee Paid $ 200.00 Received by YP

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A._____

Revised May 5, 2010

Todd - Cindy O'Connor
1233 Brissette Bch

Fred + Janet Birnbaum 1203 Brissette Bch K 48631
Joseph + Carol Jeske 1209 Brissette Bch K 48631
Scott Healey 1213 Brissette Bch
Lynda Heathscott 1217 Brissette Bch
Robert Elliot 1221 Brissette Bch
Todd + Diane Clarey 1225 Brissette Bch
Richard + Deborah Kogelman 1239 Brissette Bch
Larry + Lynne Frost 1245 Brissette Bch
Christine Nowak 1249 Brissette Bch
Robert + Audrey Kandowski 1255 Brissette Bch
Thomas + Michele Fry 1259 Brissette Bch

Letter Sent

May 26, 2016

Michele Fry

1259 Brissette Beach Road

Kawkawlin, MI 48631

Township of Kawkawlin

1836 E. Parish Road

Kawkawlin, MI 48631

To Kawkawlin Township Board of Appeals:

Regarding the Application for a VARIANCE PERMIT submitted by Todd and Cindy O'Connor of 1233 Brissette Beach Road, to add an addition to their garage.

I think this is a great idea. The addition would not obstruct anyone's view. Large garages are important for storing all of the equipment needed to live a full life in all seasons on Saginaw Bay. There are many large garages on Brissette Beach. One or even several more will be a welcome addition.

Michele Fry

CC: Todd and Cindy O'Connor

May 26, 2016

Thomas Fry

1259 Brissette Beach Road

Kawkawlin, MI 48631

Township of Kawkawlin

1836 E. Parish Road

Kawkawlin, MI 48631

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Thomas Fry

CC: Todd and Cindy O'Connor

Mark & Suzanne Birnbaum
c/o Fred & Janet Birnbaum
1203 Brissette Beach Road
Kawkawlin, MI 48631

June 1, 2016

Township of Kawkawlin
1836 E. Parish Road
Kawkawlin, MI 48631

Re Notice of Public Hearing for Variance Permit submitted by Todd & Cindy O'Connor

Dear Board of Appeals:

We, the residents at 1203 Brissette Beach Road, Kawkawlin, MI 48631, have no objection to the issuance of a Variance Permit in the above referenced matter. Thank you.

Very truly yours,

Mark Birnbaum

Suzanne Birnbaum

May 26, 2016

Michele Fry

1259 Brissette Beach Road

Kawkawlin, MI 48631

Township of Kawkawlin

1836 E. Parish Road

Kawkawlin, MI 48631

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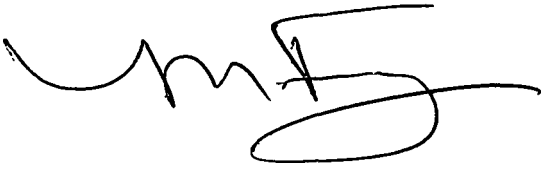
Michele Fry



CC: Todd and Cindy O'Connor

Todd OConnor 1233 Brissette Beach
Mark Birnbaum 1203 Brissette Beach
Rick Kogelman 1239 Brissette Beach

6-8-16
Board of Appeals meeting

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday June 8, 2016, the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Todd & Cindy O'Connor, 1233 Brissette Beach Rd., Kawkawlin, Mi. 48631. The reason for this permit is that they want to replace an existing 10x20 shed by adding an addition to his garage which would make it 600 sq. ft. larger than the house.

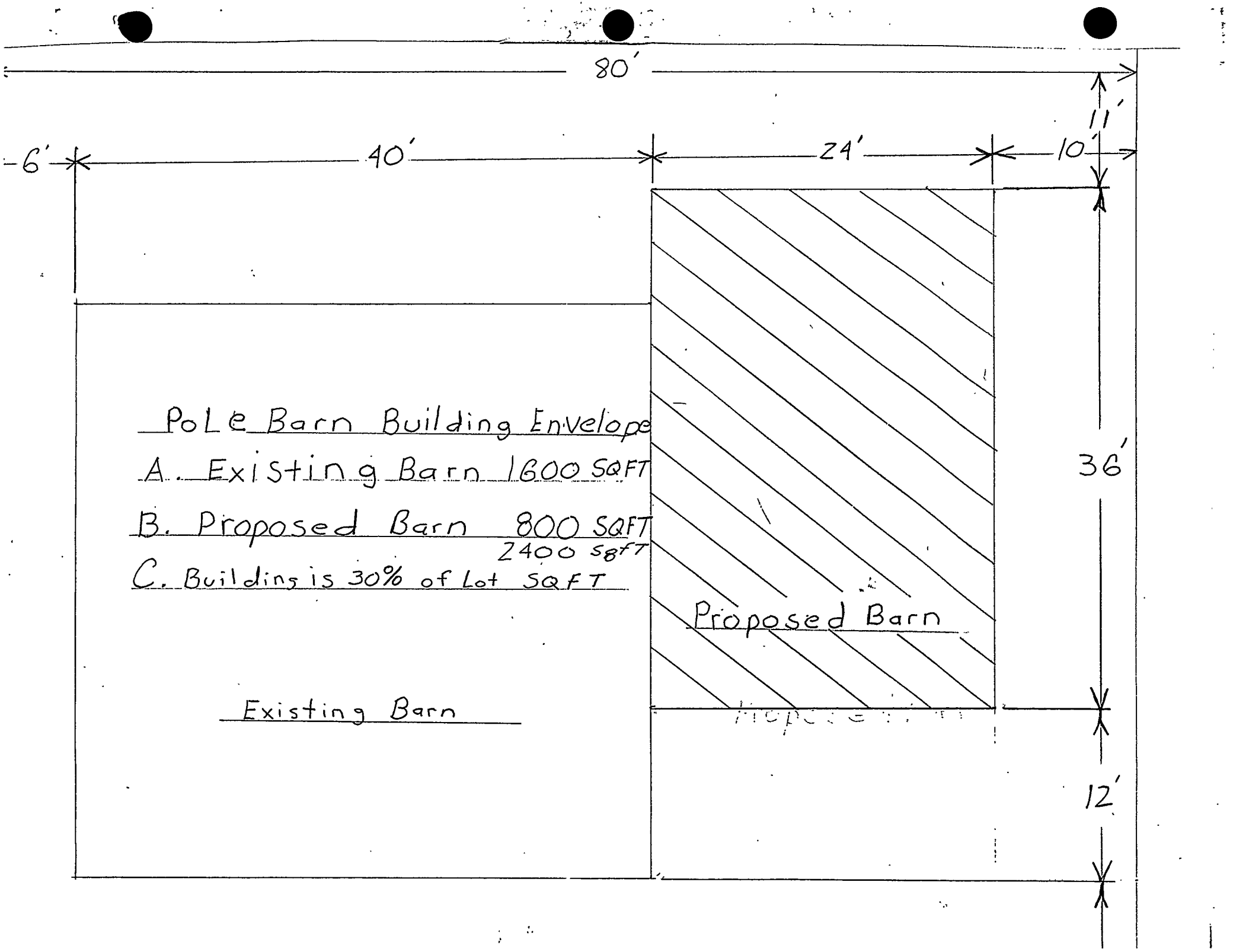
Property code is: 09-080-013-200-120-01

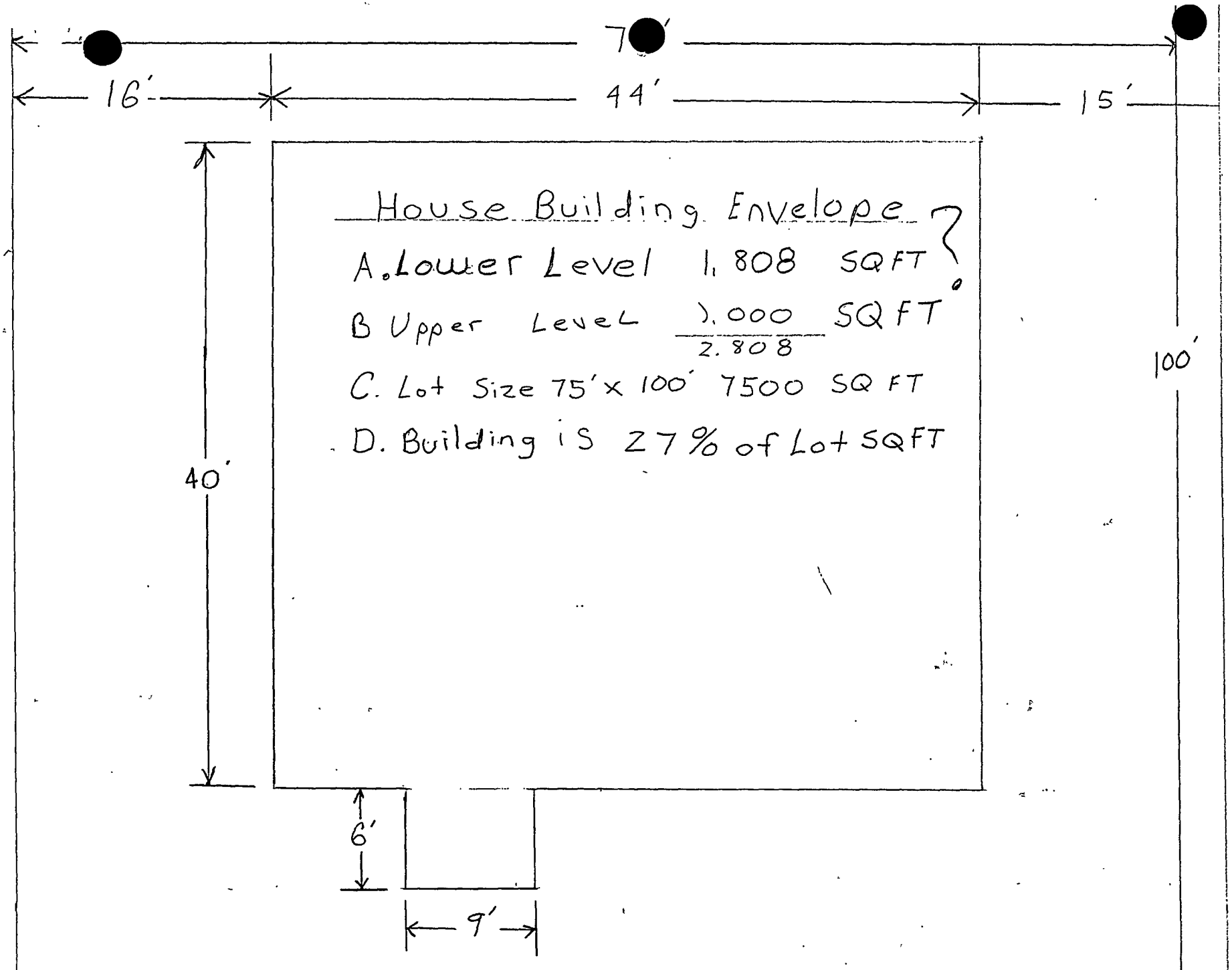
Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township


80'
11'
6'
40'
24'
10'
Pole Barn Building Envelope
A. Existing Barn 1600 SQFT
B. Proposed Barn 800 SQFT
2400 SqFT
C. Building is 30% of Lot SQFT
Proposed Barn
Existing Barn
36'
12'



House Building Envelope

A. Lower Level 1,808 SQFT

B Upper Level 1,000 SQFT

2,808

C. Lot Size 75' x 100' 7500 SQ FT

D. Building is 27% of Lot SQFT

24'
9'
8'
10'

Parcel Number: 09-080-013-200-090-98 Jurisdiction: KAWKAWLIN Township County: BAY Printed on 02/22/2013

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHOFNER, KEITH A. & DAWN	O'CONNER TODD D & CYNTHIA	305,000	12/23/2011	WD	Warranty Deed	2845/154		100.0
KOEGELMAN, RICHARD CARL	SCHAFNER, KIETH A. & DAWN	6,000	05/27/2005	WD	Warranty Deed	2290/181		100.0

Property Address

1233 BRISSETTE BEACH RD

Owner's Name/Address

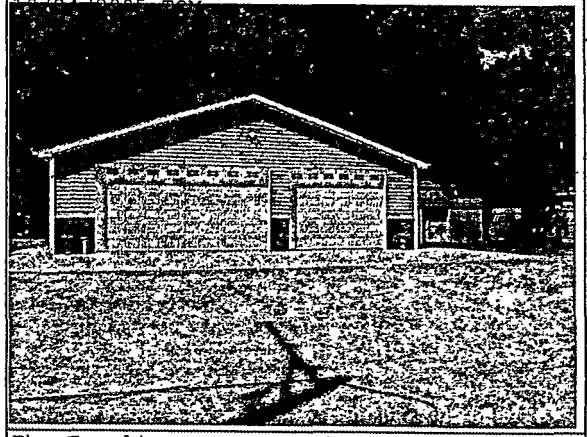
O'CONNER TODD D & CYNTHIA A
1233 BRISSETTE BEACH RD
KAWKAWLIN MI 48631-9415

Tax Description

COM AT NW COR OF SEC TH E 3187.51 FT TO NW COR OF BRISSETTE PARK PLAT & ELY ROW LI OF FORMER D&MRR TH S 27D 39M E 1468.93 FT TO SW COR OF SD PLAT TH S 27D 41M E 1050 FT TO POB TH S 27D 41M E 80 FT TH S 62D 18M W 100 FT TH N 27D 41M W 80 FT TH N 62D 18M E 100 FT TO BEG. SEC.13,T15N R4E
Split on 10/24/2005 from 09-080-013-200-090-99;

Comments/Influences

Split/Comb. on 10/24/2005 completed



Class: 401 Residential I | Zoning:

School: 09010 Bay City Public

P.R.E. 100% 05/24/2005

MAP #:

2013 Est TCV 41,065 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JF	11/15/2012	INSPECTION
B&K	06/22/2012	Inspected

Land Value Estimates for Land Table 12.LOCAL FRONTAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	80.00	100.00	1.0000	1.0000	115	100		9,200
80 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	9,200

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.79	1.00	2100	60	2,252
D/W/P: 3.5 Concrete	3.82	1.00	750	90	2,577
Fencing: Wd, Solid, 5 ft.	16.51	1.00	60	50	495
Shed: Wood Frame	10.39	1.00	240	60	1,496
Total Estimated Land Improvements True Cash Value =					6,820

$ 70.00

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2013	4,600	15,950	20,550			9,813C
2012	4,600	2,200	6,800	6,800J		6,800C
2011	4,600	1,900	6,500			6,500S
2010	4,600	2,250	6,850			6,850S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 09-080-013-200-120-01 Jurisdiction: KAWKAWLIN Township County: BAY Printed on 02/22/2013

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHOFNER, KEITH A. & DAWN	O'CONNER TODD D & CYNTHIA	305,000	12/23/2011	WD	Warranty Deed	2845/154		100.0
KOGELMAN, RICHARD CARL	SHOFNER, KEITH A. & DAWN	0	03/01/2005	WD	Warranty Deed	2282/092		100.0

Property Address
1233 BRISSETTE BEACH RD

Owner's Name/Address
O'CONNER TODD D & CYNTHIA A
1233 BRISSETTE BEACH RD
KAWKAWLIN MI 48631-9415

Tax Description
COM 1050 FT S 26D E ALG D&M RR FR N LI LOT 2, TH S 26D E ALG RR 75 FT, TH N 64D E TO WATERS EDGE, TH NLY ALG SHORE 75 FT, TH S 64D W TO BEG. SEC 13 T15N R4E Split on 03/23/2006 from 09-080-013-200-120-00;

Comments/Influences
Split/Comb. on 03/23/2006 completed 03/23/2006 TOM ;
Parent Parcel(s): 09-080-013-200-120-00;
Child Parcel(s): 09-080-013-200-120-01, 09-080-013-200-120-02;

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Kawkawlin, County of Bay, Michigan

Class: 401 Residential I | Zoning:
School: 09010 Bay City Public
P.R.E. 100% 03/01/2005
MAP #:
2013 Est TCV 325,866 TCV/TFA: 145.48

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JF	01/01/2013	INSPECTION
B&K	06/25/2013	Inspected

Land Value Estimates for Land Table 1.Bay Waterfront

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Bay front	75.00	0.00	1.0000	1.0000	1800	100		135,000
75 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	135,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.48	1.00	450	80	1,614
Total Estimated Land Improvements True Cash Value =					1,614

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2013	67,500	95,450	162,950			139,702C
2012	67,500	68,000	135,500	135,500J		135,500C
2011	67,500	61,800	129,300			129,300S
2010	67,500	68,600	136,100			136,100S

*** Information herein deemed reliable but not guaranteed***

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1-3/4 STY

Yr Built: 0 | Remodeled: 1998

Condition for Age: Average

Room List
Basement
1st Floor
2nd Floor
3 Bedrooms

(1) Exterior
Wood/Shingle
X Aluminum/Vinyl
Brick

X Insulation

(2) Windows
Many Avg. Few | X Large Avg. Small

X Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
X Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof
X Gable
Hip
Flat
Gambrel
Mansard
Shed

X Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)
Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior
X Drywall Paneled | Plaster Wood T&G

Trim & Decoration: Ex | X Ord | Min

Size of Closets: Lg | X Ord | Small

Doors: Solid | X H.C.

(5) Floors
Kitchen: Ceramic Til
Other: Carpeted
Other: Ceramic Tile

(6) Ceilings
X Drywall

(7) Excavation
Basement: 0 S.F.
Crawl: 1280 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish
Recreation SF
Living SF
Walkout Doors
No Floor SF

(10) Floor Support
Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling
X Gas Wood | Oil Coal | Elec. Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
X Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
200 Amps Service

No./Qual. of Fixtures: Ex. | X Ord. | Min

No. of Elec. Outlets: Many | X Ave. | Few

(13) Plumbing
3 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer
1 Public Water
1 Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
1 Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 2240
Total Base Cost: 159,626
Total Base New : 196,340
Total Depr Cost: 166,889
Estimated T.C.V: 189,252

CntyMult X 1.230
E.C.F. X 1.134

(16) Porches/Decks

Area	Type
741	CPP
171	CPP
54	CCP (1 Story)
440	Composite

(17) Garage
Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Crawl Space	109.77	-11.50	3.25	1280	129,946
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
3 Fixture Bath				3525.00		2	7,050
(14) Water/Sewer							
Public Water				1487.00		1	1,487
Public Sewer				1487.00		1	1,487
(15) Built-Ins & Fireplaces							
Fireplace: Exterior 2 Story				5875.00		1	5,875
(16) Porches							
CPP, Standard				8.25		741	6,113
CPP, Standard				12.76		171	2,182
CCP (1 Story), Standard				40.24		54	2,173
(16) Deck/Balcony							
Composite,Standard				7.53		440	3,313
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,						Depr.Cost =	166,889
ECF (Bay Waterfront)				1.134 => TCV of Bldg: 1		=	189,252

*** Information herein deemed reliable but not guaranteed***

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 8/3/16

Board Members present
Chairman: William Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Kendall MacConall

Applicant; Timothy & Kendra Klemm
2158 Old Beaver Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-035-300-020-00
Parcel address; 2158 Old Beaver Rd.

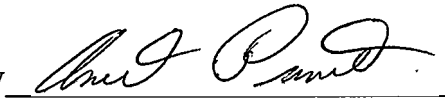
Meeting called to order by chairman Karbowski 7:00 pm. Pledge, roll call of board all present. Karbowski read the variance request owner wants to build a porch on the front of the home, and add a chain link fence in front yard, a copy of the variance application will be attached to this report, Also noted that a mailing was done to notify area residents of the request. No letters received. Public present; list attached, After public input, board questions and discussions it was noted that the fence would not require a variance only the porch, the board needs more precise measurements from the road before a decision could be made. motion by Kusch, second by MacConall to recess Klemm variance request until Wednesday August 10th. 7:00 pm. It was noted that Mr. Karbowski and Bragiel would look into getting the correct measurements. Roll call on motion 5 yes to recess. A copy of the signed application attached. 7:27 pm Move on to 2nd variance request for Mr. Gammon.

Secretary _____

Continuation of variance request on next Page.

08/10/16

Continuation of variance meeting that was recessed 08/03/16 for Timothy and Kendra Klemm 2158 Old Beaver Rd. All board members were present meeting called to order by Karbowski 6:59pm. pledge done. Public present were Mr. & Mrs. Klemm. Karbowski read property description noting that the property description includes part of the road easement. The front of the house from the side of the road is 57'. With a 12' porch added to the front, would put the porch 45' from the side of the road and 40' is required. No variance should be needed. Motion by Bragiel 2nd. by MacConall to dismiss variance application request. Roll call 5 yes votes to dismiss variance. Karbowski talked to board about past variance requests. The board agreed that we should be following the ordnance guidelines more closely. It was also noted that there was a concern about the Craves variance and whether he is following the guidelines of the ordnance and the variance request granted to them. Motion by Prime 2nd. by Karbowski to ask the supervisor to direct the zoning administrator to check the building site to make sure that the owner is following the ordnance and variances granted. Roll call 5 yes votes. Karbowski to follow up with supervisor on request. Motion Prime 2nd. MacConall to adjourn voice ok meeting close 7:47pm

Secretary 

meeting To order 6:59 Pledge Said
all board members present Karbowski
stated this is a continuation of Previous
meeting that was recessed For more info
Karbowski read property description.
The home is 52' From side of The road
To the home. It was noted Part of road
easment is in Property description.
motion by Braigel 2nd by MacConell
To dismiss variance application request as the board Feels
no variance is needed because The Porch
will be Apx 45 Feet from side of Road.
yes 5 variance dismissed.
Karbowski talked To board about Public was
Mr+Mrs Klemm only. Board talked about
Past variances. Motion by Prime 2nd by
Karbowski To have supervisor direct The zoning
administrator To check Craves building to
see if they are Following Varoiances or
building is within the ordonance. yes 5
would allow a letter sent. Motion by
Prime 2nd McConnel adjourned 7:47 PM

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Jim 989-327-4776

Ken 684-2718

Revised until aug 10, @ 7:00 pm

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday August 3, 2016 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Timothy & Kendra Klemm, 2158 Old Beaver Rd., Kawkawlin, Mi. 48631. They are asking to put a porch on the front of the house and fence in the front yard.

Property code is: 09-080-035-300-020-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

Gregory A Petrimoulx

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review_____
Special Use_____
Rezoning_____
Variance ✓
Special Meeting_____

This Application will not be accepted if incomplete. All required material must be submitted at least ____ days prior to the next Planning Commission Meeting or _____ days prior to the next Board of Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner)

Name _____ Phone_____

Address _____

OWNER INFORMATION

Name Timothy & Kendra Klemm Phone (989) 327-4776 / (989) 397-5688

Address 2158 Old Beaver Rd

PROPERTY INFORMATION

Address 2158 Old Beaver Rd Parcel #09-080- 035-300-020-00 Zoning District____

Property Size 100' x 70' Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

fence and Porch in front yeard -

ABUTTING PROPERTY OWNERS (Use additional pages if necessary)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicant's signature Timothy Klemm Date 7/5/16

Material received: Site plan _____ Preliminary Building Plans _____ Other _____

Date received 7/11/16 Fee Paid $ 200.00 Received by _____

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A._____

Revised May 5, 2010

KAWKAWLIN TOWNSHIP

1836 E. Parish Rd., Kawkawlin, MI 48631
PH (989) 686-8710 FAX (989) 686-0895

BUILDING PERMIT

All Contractors Must Register With the Township

Applicant to complete numbered spaces only.

1. JOB ADDRESS: 2158 Old Beaver Rd	PHONE: (989) 327-4776
2. OWNER: Timothy & Kendra Klemm	
3. OWNER'S MAILNG ADDRESS: 2158 Old Beaver Rd	PHONE: (989) 327-4776
4. CONTRACTOR: Home owner	PHONE / LICENSE NO.
5. CONTRACTOR'S MAILING ADDRESS: Same as above	
6. ARCHITECT OR DESIGNER: N/A	~~MAILING ADDRESS~~ / PHONE / ~~LICENSE NO.~~
7. ENGINEER: N/A	MAILING ADDRESS / PHONE / LICENSE NO.
8. USE OF BUILDING: Home	9. CLASS OF WORK: X NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR
10. DESCRIBE WORK: Deck & fence	11. VALUATION OF WORK: $ 2,900
12. CHANGE OF USE FROM: No Deck & fence	
CHANGE OF USE TO: Have Deck & fence	

	KNOX BOX FEE		CHECK #
CONTRACTOR	PLAN CHECK FEE		PERMIT FEE 75.00
NAME: Owner / PHONE NO.: (989) 327-4776	TYPE OF CONST.	OCCUPANCY GROUP	DIVISION
ADDRESS: 2158 Old Beaver Rd	SIZE OF BLDG. (TOTAL SQ. FT.)	NO. OF STORIES	MAX OCC. LOAD
CITY: Kawkawlin / STATE: MI / ZIP CODE: 48631	FIRE ZONE	USE ZONE	FIRE SPRINKLERS REQUIRED ☐ YES ☐ NO
BUILDERS LICENSE NO. / EXPIRATION DATE	NO. OF DWELLING UNITS	OFF STREET PARKING SPACES COVERED / UNCOVERED	

FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION	
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION	
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION	

SPECIAL APPROVALS	REQUIRED	RECEIVED	NOT REQUIRED
ZONING			
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
ENGINEERING			
WATER			
CROSS CONNECTION			
SOIL EROSION			
OTHER (SPECIFY)			
PLANNING COMM.			

Timothy Klemm 7/5/16
SIGNATURE OF OWNER (OR OWNER BUILDER) DATE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

"Section 23a of the state construction code act 1972, Act No. 230 of Public Acts of 1972, being section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on residential building or a residential structure. Violators of section 23a are subjected to civil fines."

SIGNATURE Dyke. DATE 8-11-16
BUILDING INSPECTOR OR AUTHORIZED REP.

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PLAN CHECK VALIDATION CK. M.O. CASH PERMIT VALIDATION CK. M.O. (CASH)

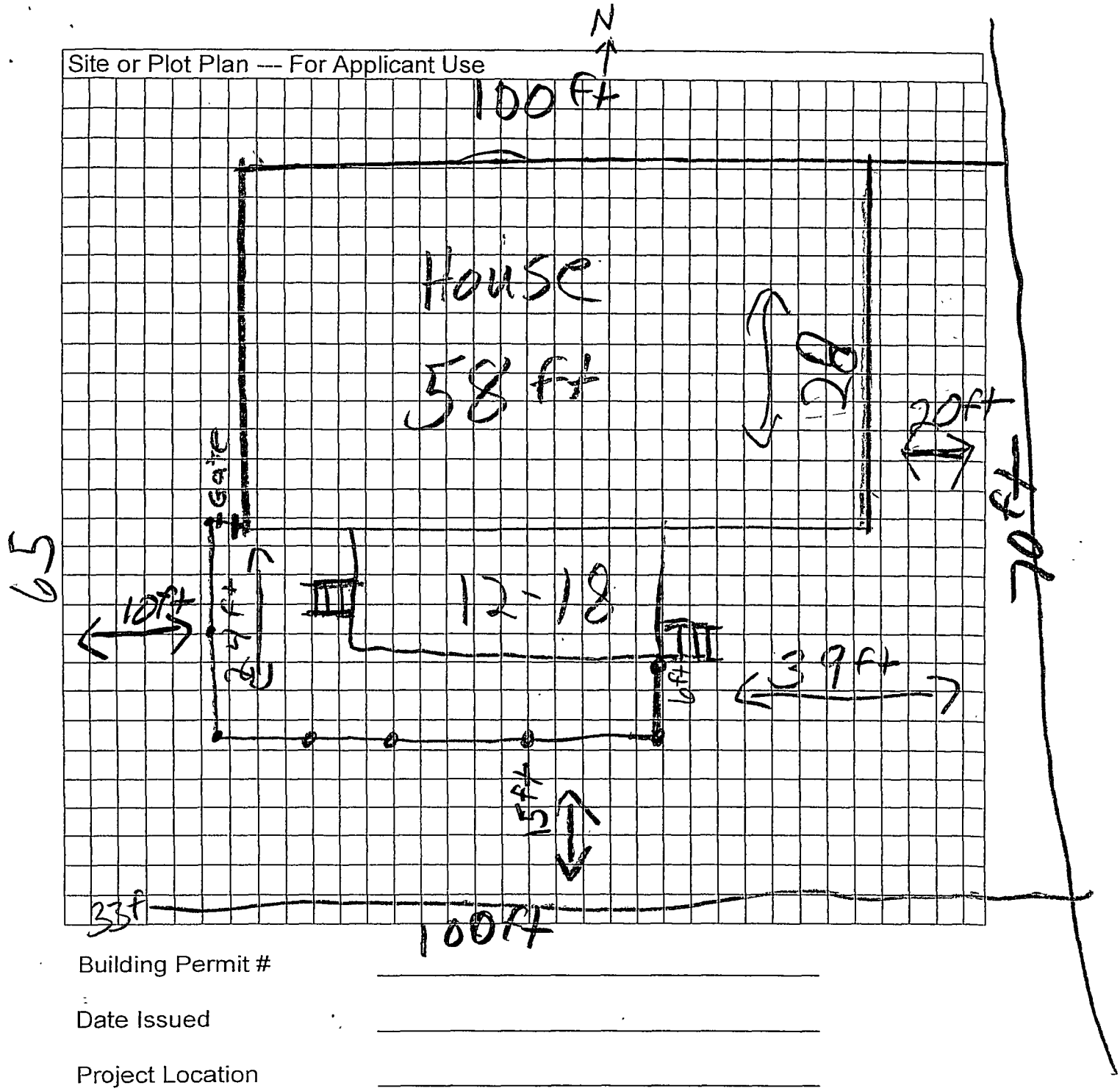
WHITE - Inspector YELLOW - Applicant BLUE - Assessor

Reverse Side Must Be Completed

Neatz Printing, Inc.

Township of Kawkawlin

Site or Plot Plan --- For Applicant Use



Building Permit # _____

Date Issued _____

Project Location _____

Property Owner _____

Drawing Submitted By _____

ras:emh 2-00 Attach to Building Permit

Article IV ■ General Provisions

Section 400 - Introduction

Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such ordinance shall govern.

Section 401 - Effect of Zoning

No building or structure, or part thereof, shall hereafter be erected, constructed or altered and maintained, and no new use or change shall be made or maintained of any building, structure or land, or part thereof, except in conformity with the provisions of this Ordinance.

Section 402 - Accessory Buildings

See the footnotes to the Schedule of Regulations. Section 306.

Section 403 - Corner Clearance

In all districts, no fence, wall, shrubbery, sign or other obstruction to vision above a height of 30 inches from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between such right-of-way lines at a distance along each line of 25 feet from their point of intersection.

Section 404 - Excavations or Holes

The construction, maintenance, or existence within the Township of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, or wells, which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare are hereby prohibited; provided, however, this section shall not prevent any excavation under a permit issued, pursuant to this Ordinance, by the Planning Commission by special use, which such excavations are properly protected and warning signs posted in such a manner as may be approved by the Building Inspector; and provided further, that this section shall not apply to streams, natural bodies of water or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, the County, the Township, or other governmental agency.

Section 405 - Exterior Lighting

All lighting for parking areas or for the external illumination of buildings and uses shall be directed from and shall be shielded from adjacent residential districts and shall also be so arranged as to not adversely affect driver visibility on adjacent thoroughfares.

Section 406 - Fences, Walls, and Hedges

Fences are permitted, or required subject to the following:

1. Fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard, shall not exceed six (6) feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard setback whichever is greater.

Renaissance Zone:	NO
Renaissance Zone Expiration Date:	
ECF Neighborhood Code:	

Legal Information for 080-035-300-020-00 [collapse]

COM AT INTER OF W LI OF OLD BEAVER RD & A LI DESC AS COM 1320 FT S & 660 FT E OF W 1/4 POST TH N 86D E TO SD RD TH S 86D W 120 FT TH N 4D W 85 FT TH N 86D E 120 FT TH SLY ALG RD M/L 85 FT TO BEG. SEC 35 T15N R4E

Sales Information

3 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
01/26/2016	$0.00	QCD	DESHAW, KENNETH M	DESHAW, KENDRA ANNE DISHAW; KLEMM,	QUIT CLAIM DEED	3134/388
01/20/2010	$8,000.00	QCD	NORTHRUP, EARL E III	DESHAW, KENNETH M	QUIT CLAIM DEED	2737/563
01/13/1958	$1.00	WD	WIELAND, ERWIN F & NINA M	NORTHRUP, EARL E & VIOLA	WARRANTY DEED	474/577

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Privacy Policy

General Property Information

Bay County

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 080-035-300-020-00 **Unit:** KAWKAWLIN TOWNSHIP

Property Address [collapse]

2158 OLD BEAVER RD
KAWKAWLIN, MI 48631

Owner Information [collapse]

DESHAW, KENDRA ANNE DISHAW; KLEMM, TIMOTHY M
2158 OLD BEAVER RD
KAWKAWLIN, MI 48631

Unit: 080

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2016 [collapse]

Property Class:	401 - RESIDENTIAL-IMPROVED	**Assessed Value:**	$26,950
School District:	09010 - BAY CITY SCHOOL DISTRICT	**Taxable Value:**	$26,228
State Equalized Value:	$26,950	**Map #**	
AUDIT YEAR	0	**Date of Last Name Chg:**	02/02/2016
		Date Filed:	
		Notes:	N/A
Historical District:	N/A	**Census Block Group:**	N/A
Principal Residence Exemption	**June 1st**	**Final**	
		-	
2016	0.0000 %	0.0000 %	

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2015	$26,150	$26,150	$26,150
2014	$28,100	$28,100	$25,956

Land Information [collapse]

	Frontage		Depth
Lot 1:	0.00 Ft.		0.00 Ft.
Lot 2:	0.00 Ft.		0.00 Ft.
Lot 3:	0.00 Ft.		0.00 Ft.
Total Frontage:	0.00 Ft.	**Average Depth:**	0.00 Ft.

Total Acreage:	0.23		
Zoning Code:			
Total Estimated Land Value:	N/A	**Mortgage Code:**	
Land Improvements:	$0	**Lot Dimensions/Comments:**	

Timothy + Kendra Klemm 2158 Old Beaver Rd

Brian + Charlene Wieland 2127 Old Beaver 48631
Roger Wieland 2149 Townline Rd 48631

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 8/3/16

Board Members present
Chairman: William Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Kendall MacConall

Applicant; Timothy & Kendra Klemm
2158 Old Beaver Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-035-300-020-00
Parcel address; 2158 Old Beaver Rd.

Meeting called to order by chairman Karbowski 7:00 pm. Pledge, roll call of board all present. Karbowski read the variance request owner wants to build a porch on the front of the home, and add a chain link fence in front yard, a copy of the variance application will be attached to this report, Also noted that a mailing was done to notify area residents of the request. No letters received. Public present; list attached, After public input, board questions and discussions it was noted that the fence would not require a variance only the porch, the board needs more precise measurements from the road before a decision could be made. motion by Kusch, second by MacConall to recess Klemm variance request until Wednesday August 10th. 7:00 pm. It was noted that Mr. Karbowski and Bragiel would look into getting the correct measurements. Roll call on motion 5 yes to recess. A copy of the signed application attached. 7:27 pm Move on to 2nd variance request for Mr. Gammon.

Secretary Arnie Prime

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

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Signed:

Gregory A. Petrimoulx

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:

Site Plan Review_____
Special Use_____
Rezoning_____
Variance ✓
Special Meeting_____

This Application will not be accepted if incomplete. All required material must be submitted at least ____ days prior to the next Planning Commission Meeting or _____ days prior to the next Board of Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner)

Name _____ Phone_____

Address _____

OWNER INFORMATION

Name Timothy & Kendra Klemm Phone (989) 327-4776 / (989) 397-56

Address 2158 Old Beaver Rd

PROPERTY INFORMATION

Address 2158 Old Beaver Rd Parcel #09-080- 035-300-020-00 Zoning District AR-

Property Size 100' x 70' Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

fence and Porch in front yard -

ABUTTING PROPERTY OWNERS (Use additional pages if necessary)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicant's signature Timothy Klemm Date 7/15/16

Material received: Site plan _____ Preliminary Building Plans _____ Other _____

Date received 7/11/16 Fee Paid $ 200.00 Received by _____

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A._____

Revised May 5, 2010

KAWKAWLIN TOWNSHIP

1836 E. Parish Rd., Kawkawlin, MI 48631
PH (989) 686-8710 FAX (989) 686-0895

BUILDING PERMIT

All Contractors Must Register With the Township

Applicant to complete numbered spaces only.

1. JOB ADDRESS: 2158 Old Beaver Rd	PHONE: (989) 327-4776
2. OWNER: Timothy & Kendra Kemm	
3. OWNER'S MAILING ADDRESS: 2158 Old Beaver Rd	PHONE: (989) 327-4776
4. CONTRACTOR: Home owner	PHONE / LICENSE NO.
5. CONTRACTOR'S MAILING ADDRESS: Same as above	
6. ARCHITECT OR DESIGNER: N/A	MAILING ADDRESS / PHONE / LICENSE NO.
7. ENGINEER: N/A	MAILING ADDRESS / PHONE / LICENSE NO.
8. USE OF BUILDING: Home	9. CLASS OF WORK: ☒ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR
10. DESCRIBE WORK: Deck & Fence	11. VALUATION OF WORK: $ 2,900
12. CHANGE OF USE FROM: No Deck & Fence	
CHANGE OF USE TO: Have Deck & Fence	

	KNOX BOX FEE / CHECK #
CONTRACTOR	PLAN CHECK FEE / PERMIT FEE 75.00
NAME: Owner / PHONE NO.: (989) 327-4776	TYPE OF CONST. / OCCUPANCY GROUP / DIVISION
ADDRESS: 2158 Old Beaver Rd	SIZE OF BLDG. (TOTAL SQ. FT.) / NO. OF STORIES / MAX OCC. LOAD
CITY: Kawkawlin / STATE: MI / ZIP CODE: 48631	FIRE ZONE / USE ZONE / FIRE SPRINKLERS REQUIRED ☐ YES ☐ NO
BUILDERS LICENSE NO. / EXPIRATION DATE	NO. OF DWELLING UNITS / OFF STREET PARKING SPACES COVERED / UNCOVERED
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION	
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION	
MESC ENPLOYER NUMBER OR REASON FOR EXEMPTION	
Timothy Kemm 7/5/16 SIGNATURE OF OWNER (OR OWNER BUILDER) / DATE	

SPECIAL APPROVALS	REQUIRED	RECEIVED	NOT REQUIRED
ZONING			
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
ENGINEERING			
WATER			
CROSS CONNECTION			
SOIL EROSION			
OTHER (SPECIFY)			
PLANNING COMM.			

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

"Section 23a of the state construction code act 1972, Act No. 230 of Public Acts of 1972, being section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on residential building or a residential structure. Violators of section 23a are subjected to civil fines."

SIGNATURE _____ DATE _____

BUILDING INSPECTOR OR AUTHORIZED REP. — WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

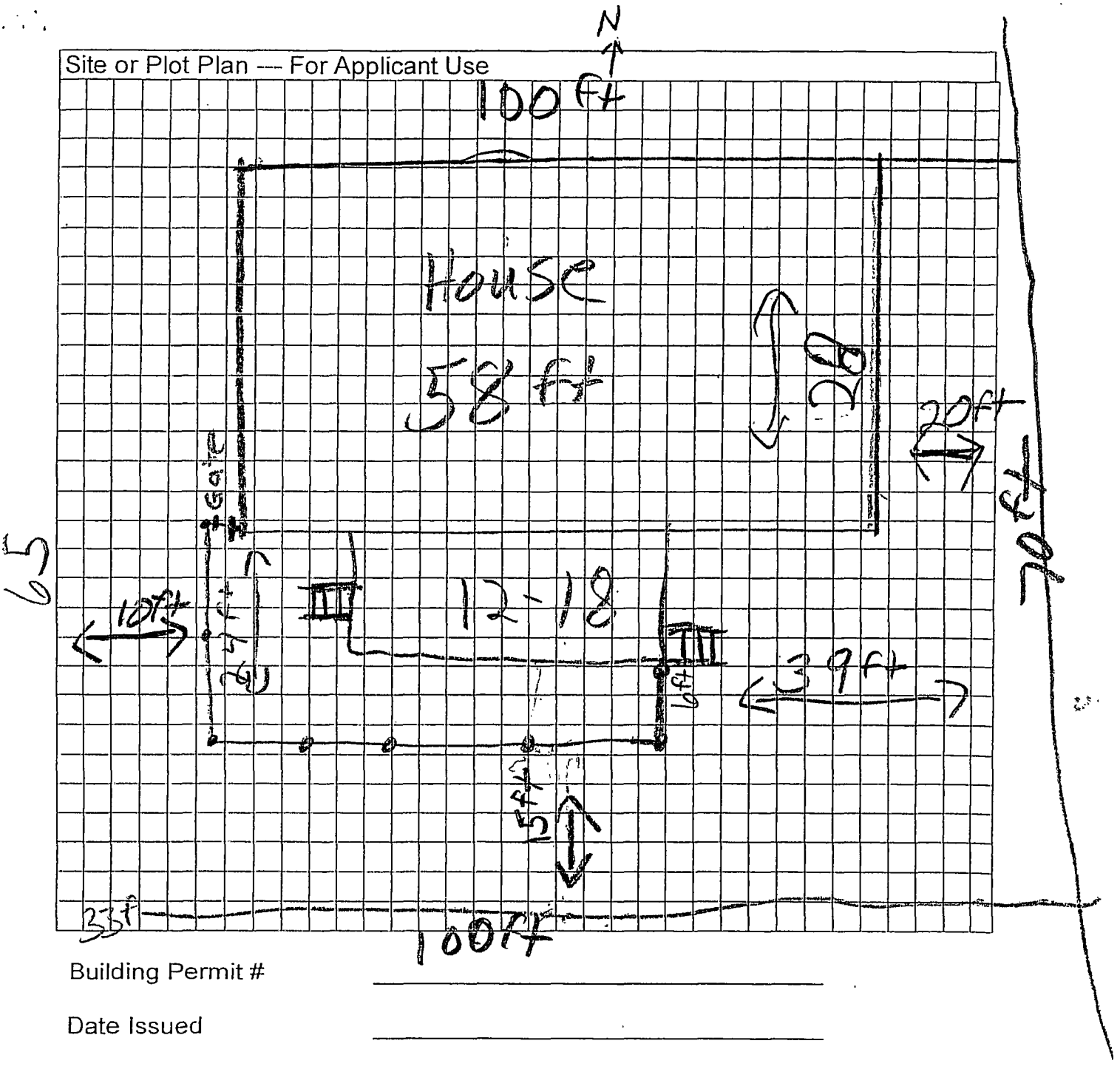
PLAN CHECK VALIDATION CK. M.O. CASH — PERMIT VALIDATION CK. M.O. CASH

WHITE - Inspector *YELLOW - Applicant* *BLUE - Assessor*

Neetz Printing, Inc.

Township of Kawkawlin

Site or Plot Plan --- For Applicant Use



Building Permit # _____

Date Issued _____

Project Location _____

Property Owner _____

Drawing Submitted By _____

ras:emh 2-00 Attach to Building Permit

Timothy Klemm 2158 Old Beaver Rd
Kendra Klemm 2158 Old Beaver Rd
Roger & Suzanne Gannon 1139 Brissette Beach
Ken & Sandra Ellison 1135 Brissette Beach Rd
Kari Gushow 1201 Brissette Beach Rd
Matt Beaver 537 River Rd

Sign in sheet Kankakee Twp
Board Appeals 8-3-16

8-3-16

Karbowski noted 1 pledge & 1 opening of meeting with Variance's taken in order of scheduled Time. Meeting open 7:00 pledge recited Roll all here. Karbowski introduce Board. Karbowski read First variance request From Klemm. Baard asked questions Fence will be 4' chain link. Property zoned AR. The board could not determine From The sketch how far the house is From the Road. Karbowski will look into Property description & call the owner. Motion to recess Kusch 2nd MacConall To recess the Klemm Variance until Wed-10th Aug. 7:00 pm. no corespondance From mailing.

7:27 Pm Karbowski Read variance request From Gammon. Questions asked The Bumpout is a laundry Rm existing which will be removed. 7 letter responses in favor of variance letters attached. Zoned R-1 50' Rear yard set back required. Asking for 42' Variance That would Allow The addition To be 6' From the road. Board talked about The township looking at a different ordonance For The beach. Motion by Kusch 2nd MacConell To approve Variance as requested. yes 5 no 0 Motion To Amend Variance That house cannot extend Past The North house 5 yes. yes no

8:03 Karbowski read variance request For Gushow Kusch stated under 18" which it is should not

require a variance said it is considered landscape. Motion by Braigil 2nd by Kusch To dismiss variance request not needed 5 yes motion Passed. variance request not needed. Baard spoke about last meeting. 8:45 Motion To djourn Kusch 2nd Braigel done

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 8/3/16

Board Members present
Chairman: William Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Kendall MacConall

Applicant; Roger Gammon
1437 Glendale
Saginaw Mi. 48638

Parcel # 09-080-013-200-025-00
Parcel address; 1139 Brissette Beach.

7:27 pm. Continuation of meeting called to order by chairman Karbowski , board all present. Karbowski read the variance request owner wants to build a bedroom addition onto the house which would put the house to close to the road lot line but it would be in line with the neighbors houses, a copy of the variance application will be attached to this report, Also noted that a mailing was done to notify area residents of the request. Four letters were received and another signature page all in support of the variance request. Copies attached. Public present; list attached. After public input, board questions and discussions it was noted that the property is zoned R-1 and requires 50' rear setback. They are asking for a 42' variance that would allow the new addition to be 6' from the road. The existing laundry room would be eliminated Also noted here that the board felt the township should look into a revised zoning section for the beach front properties. A motion by Kusch second by MacConall to allow the variance as requested. Roll call on variance, 5 yes votes, variance passed as requested A copy of the signed application attached. 8:03 pm move onto 3rd. variance request for Gushow.

Secretary

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday August 3, 2016 the Kawkawlin Township Board of Appeals will meet at 7:15 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Roger Gammon, 1437 Glendale, Saginaw, Mi., 48638. He is requesting a Variance to put on a bedroom addition on a house at 1139 Brissette Beach, Kawkawlin, Mi., 48631. This would put the house too close to the road lot line but it would be in line with the neighbor's houses.

Property code is: 09-080-013-200-025-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

Gregory A Petrimoulx

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:

Site Plan Review_____
Special Use_____
Rezoning_____
Variance X
Special Meeting_____

This Application will not be accepted if incomplete. All required material must be submitted at least ____ days prior to the next Planning Commission Meeting or _____ days prior to the next Board of Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner)

Name Roger Gannon Phone 989 9284174

Address 1437 Glendale Saginaw Mich 48638

OWNER INFORMATION

Name Same Phone_____

Address _____

PROPERTY INFORMATION

Address 1139 Brissette Beach Parcel #09-080- 013-200-025-00 Zoning District____

Property Size 50' X _____ Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Build 19'6" X 15' Bedroom Addition

Lot line on Road

ABUTTING PROPERTY OWNERS (Use additional pages if necessary)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicant's signature Roger Gannon Date 7-11-16

Material received: Site plan X Preliminary Building Plans X Other _____

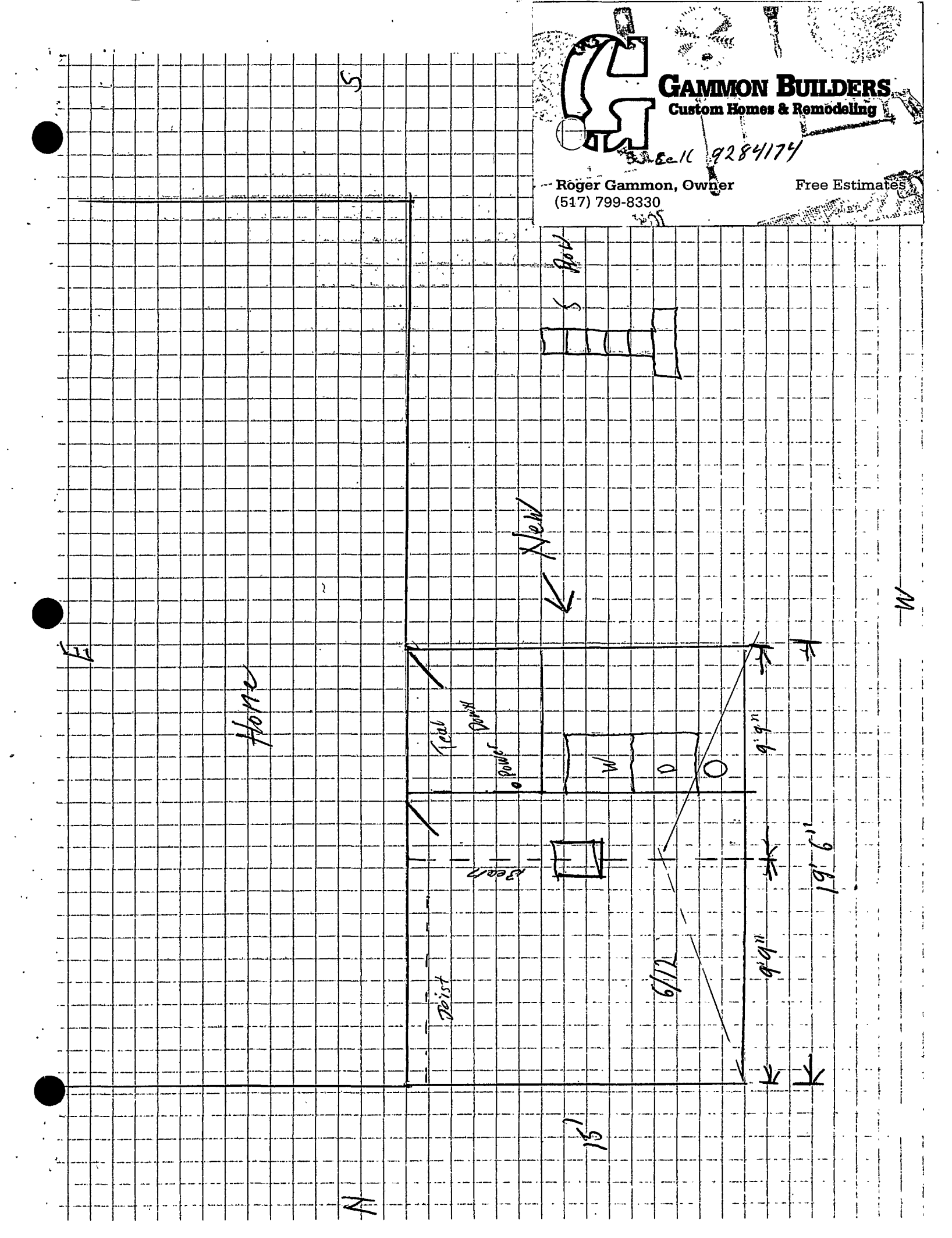
Date received 7-11-16 Fee Paid $ 200.00 Received by MJR 7/11/16

SITE PLAN APPROVED Owner _____ Date 8-3-2016 P.C. _____ Z.A. ✓

Revised May 5, 2010

approved 5-0
William Kaltenbach

GAMMON BUILDERS
Custom Homes & Remodeling
Bus. Cell 9284174
Roger Gammon, Owner
(517) 799-8330
Free Estimates



Clerk Tues - Thurs
8:30 - 5:00
Bldg
Zoning
Dept
Call 810-2217
Water & Sewer
Dept
Variance request
Ordinance not
contained
Flood Plain
Overlay
Map Publication:
06/12/2016 12:47 PM
Set back
35' for
parking
20m
60ft
Map Title
Patterson Rd
Disclaimer:
This map does not represent a survey or legal document and is provided on an "as is" basis. Bay City/County expresses no warranty for the information displayed on this map document.

Conform with flood plain standards
for resale purposes 1 foot above
5 foot sideline setback 35' total
coverage
height restriction

1139 Brissette
Beach Rd

Slab on grade
elevation certificates 1 foot up
engr

Additional

135
15
19'6"

105 E Parish Rd
LOT 989-686-8710

General Property Information

Bay County

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 080-013-200-108-98 **Unit:** KAWKAWLIN TOWNSHIP

Property Address [collapse]

BRISSETTE BEACH RD
KAWKAWLIN, MI 48631

Owner Information [collapse]

POTTS, ROBERT C & BARBARA A
1163 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

Unit: 080

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2016 [collapse]

Property Class:	401 - RESIDENTIAL-IMPROVED	**Assessed Value:**	$4,350
School District:	09010 - BAY CITY SCHOOL DISTRICT	**Taxable Value:**	$3,232
State Equalized Value:	$4,350	**Map #**	
AUDIT YEAR	0	**Date of Last Name Chg:**	08/20/2009
		Date Filed:	02/21/2003
		Notes:	N/A
Historical District:	N/A	**Census Block Group:**	N/A

Principal Residence Exemption	**June 1st**	**Final**
		-
2016	100.0000 %	100.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2015	$4,950	$4,950	$3,223
2014	$5,100	$5,100	$3,173

Land Information [collapse]

	Frontage		Depth
Lot 1:	0.00 Ft.		0.00 Ft.
Lot 2:	0.00 Ft.		0.00 Ft.
Lot 3:	0.00 Ft.		0.00 Ft.
Total Frontage:	0.00 Ft.	**Average Depth:**	0.00 Ft.

Total Acreage:	0.11		
Zoning Code:			
Total Estimated Land Value:	N/A	**Mortgage Code:**	
Land Improvements:	$0	**Lot Dimensions/Comments:**	
Renaissance Zone:	NO		
Renaissance Zone Expiration Date:			
ECF Neighborhood Code:			

Legal Information for 080-013-200-108-98 [collapse]

COM AT NW COR OF SEC TH E 3187.51 FT TO NW COR OF BRISSETTE PARK PLAT & ELY ROW LI OF FORMER D&MRR TH S 27D 39M E 1468.93 FT TO SW COR OF SD PLAT TH S 27D 41M E 50 FT TO POB TH S 27D 41M E 50 FT TH S 62D 18M W 100 FT TH N 27D 41M W 50 FT TH N 62D 18M E 100 FT TO BEG. SEC.13,T15N,R4E

Sales Information

0 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page

**Disclaimer: BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.
Privacy Policy

8-3-16

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require a variance so if it is considered landscape. Motion by Braigil 2nd by Kusch To dismiss variance request not needed 5 yes motion passed. variance request not needed. Board spoke about last meeting. 8:45 Mition To djourn Kusch 2nd Braigel done

Timothy Klemm 2158 Old Beaver Rd
Kendra Klemm 2158 Old Beaver Rd
Roger & Suzanne Gannon 1139 Brissette Beach
Ken & Sandra Ellison 1135 Brissette Beach Rd
Kat Gushow 1201 Brissette Beach Rd
Matt Beaver 537 River Rd

Sign in sheet Kawkawlin Twp
Board Appeals 8-3-16

1437 Glendale Sag 48638

Roger Gammon 1139 Brissette Bch 48631

Mark + Karen McKinley 1109 Brissette Bch 48631
Kevin + Gail Bitzer 1115 Brissette Bch
Hal + Cindy Harrington 1121 " "
or PO Box 337 Whitmore Lake 48189
Beth Wirgowski 1127 Brissette Bch
Thomas + Janel Norfleet 1131 " "
Kenneth + Sandra Ellison 1135 " "
David + Terrie Bandy 1173 " "
Gary + Starrine Brandimore 1169 " "
Robert + Barbara Potts 1163 " "
Catherine + James Zeder 1149 " "
Margaret Kramer 1145 " "
Donald + Neva Harrington 4202 Concord St Midland 48642
Donald + Lorena Bowman 1108 Brissette Bch

Signitures of support

Township of Kawkawlin
1836 E. parish Road
Kawkawlin, MI 48631

To whom it may concern:

I have read the Notice of Public Hearing concerning the application for a Variance Permit, submitted by Roger Gammon, requesting a variance to put on a bedroom addition on a house located at 1139 Brissette Beach, Kawkawlin, Michigan, property code 09-080-013-200-025-00. I understand that the addition would put the house too close to the road lot line but would be in line with the neighbor's houses and have no objection to the application being granted.

Dated: 7/28/16

Property Owner:

Signature: [signature]

Print name: Thomas W. Northcott

Dated: 7/28/16

Signature: Janet C Northcott

Print name: Janet C Northcott

Address: 1131 Brissette Beach
Kawkawlin MI 48631

Township of Kawkawlin
1836 E. parish Road
Kawkawlin, MI 48631

To whom it may concern:

I have read the Notice of Public Hearing concerning the application for a Variance Permit, submitted by Roger Gammon, requesting a variance to put on a bedroom addition on a house located at 1139 Brissette Beach, Kawkawlin, Michigan, property code 09-080-013-200-025-00. I understand that the addition would put the house too close to the road lot line but would be in line with the neighbor's houses and have no objection to the application being granted.

Property Owner:

Dated: 7-28-16

Signature: Margaret Reamer

Print name: Kenneth. M. Ellison

Dated: 08-03-2016

Signature: Kenneth M. Ellison

Print name: _____

Address: 1145 BRISSETTE BEACH

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday August 3, 2016 the Kawkawlin Township Board of Appeals will meet at 7:15 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Roger Gammon, 1437 Glendale, Saginaw, Mi., 48638. He is requesting a Variance to put on a bedroom addition on a house at 1139 Brissette Beach, Kawkawlin, Mi., 48631. This would put the house too close to the road lot line but it would be in line with the neighbor's houses.

Property code is: 09-080-013-200-025-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

Gregory A Petrimoulx

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

We, Bob & Barb Potts 1163 Brissette Beh. Rd ok'ey the variance requested by Roger Gammon to put on an addition att 1139 Brissette

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 8/3/16

Board Members present
Chairman: William Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Kendall MacConall

Applicant; Kari Gushow
1201 Brissette Beach
Kawkawlin Mi. 48631

Parcel # 09-080-013-200-085-00
Parcel address; 1201 Brissette Beach

8:03 pm Continuation of meeting called to order by chairman Karbowski board all present. Karbowski read the variance request owner wants to build a deck over an existing concrete patio and landing to enter the home that is already non conforming, a copy of the variance application will be attached to this report, Also noted that a mailing was done to notify area residents of the request. A petition of support was received and is attached. Public present; list attached, After public input, board questions and discussions it was noted By Kusch that the new deck was under 18" , that is considered landscaping, therfore no variance should be required. A motion by Bragiel second by Kusch to dismiss a variance request as it is not needed. Roll call on variance, 5 yes votes, Motion passed to dismiss . A copy of the signed application attached. Board spoke about last month meeting, and a need for the board to be more consistent . It was the consensus of the board to ask the zoning board or the supervisor for direction and also look into the beach front zoning regulations, if something could be done for them. Karbowski said he would follow up on it for the board. Motion to adjourn Kusch 2nd Bragiel . Meeting adjourn 8:45 pm.

Secretary _____

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday August 3, 2016 the Kawkawlin Township Board of Appeals will meet at 7:30 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Kari Gushow, 1201 Brissette Beach, Kawkawlin, Mi., 48631. The reason for the application is to put a new deck over exiting concrete patio & landing to enter home which are already non-conforming.

Property code is: 09-080-013-200-085-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

Gregory A Petrimoulx

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:

Site Plan Review_____
Special Use_____
Rezoning_____
Variance ✓
Special Meeting_____

This Application will not be accepted if incomplete. All required material must be submitted at least ____ days prior to the next Planning Commission Meeting or _____ days prior to the next Board of Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner)

Name Kari Gushow (contractor Gary Ratti) Phone 387-5254

Address 1201 Brissette Beach Kawkawlin Mi 48631

OWNER INFORMATION

Name Kari Gushow Phone 387-5254

Address 1201 Brissette Beach Kawkawlin Mi. 48631

PROPERTY INFORMATION

Address 1201 Brissette Beach Parcel #09-080- 013-200-085-00 Zoning District R-2

Property Size 52x160 Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

new Deck over exting concrete patio & landing to enter Home

ABUTTING PROPERTY OWNERS (Use additional pages if necessary) Clem Reeves to the North

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicant's signature Greg Ratti Date 7-12-16

Material received: Site plan _____ Preliminary Building Plans _____ Other _____

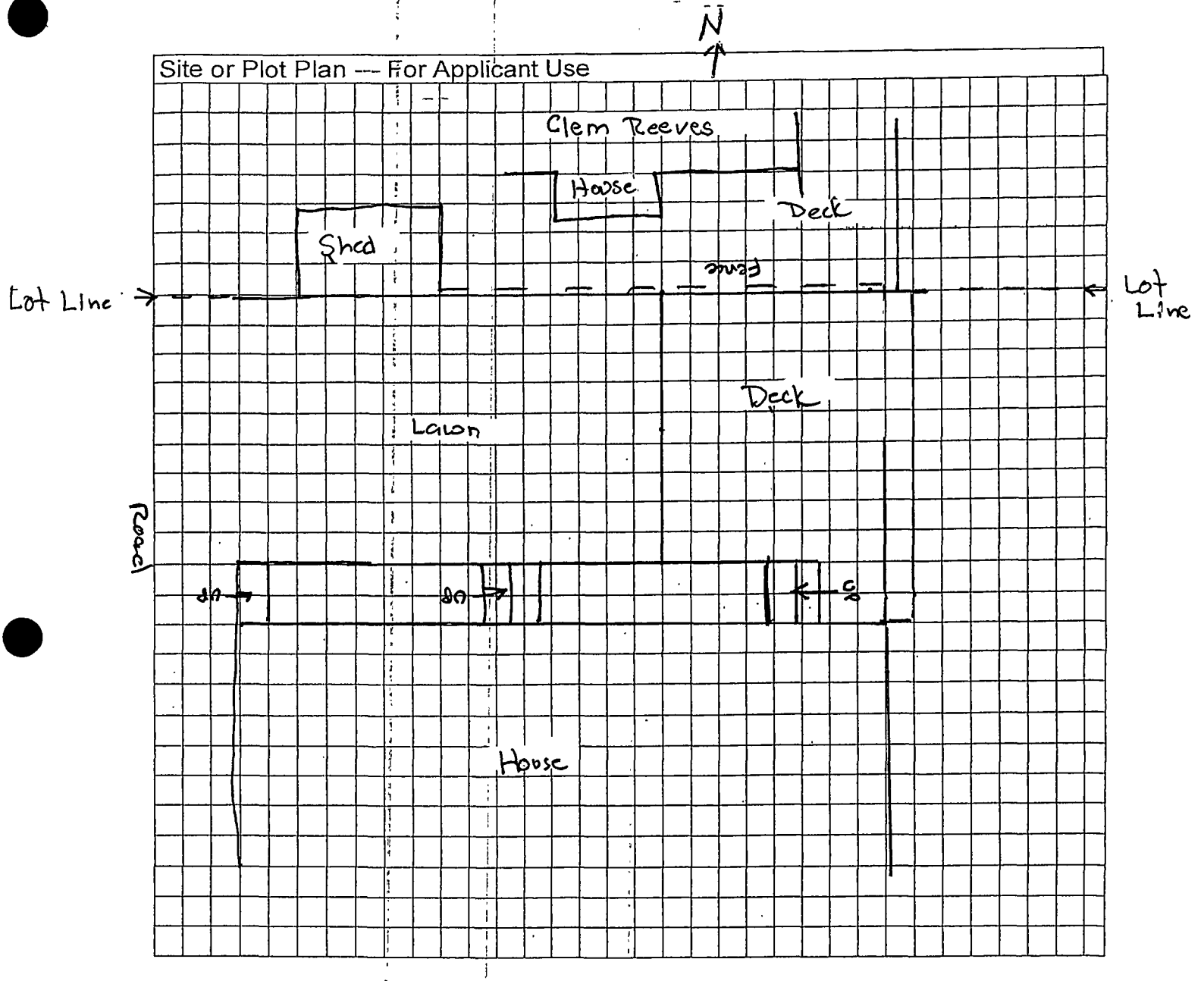
Date received 7/12/16 Fee Paid $200 Received by SS

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. _____

Revised May 5, 2010

Township of Kawkawlin

Site or Plot Plan --- For Applicant Use



Building Permit # _____

Date Issued _____

Project Location _____

Property Owner _____

Drawing Submitted By _____

ras:emh 2-00

Attach to Building Permit

Kari Gushow 1201 Brissette Beach Rd.

Continuation of SCHEDULE A

Commitment No. 1627480-B

EXHIBIT "A"

Situated in the Township of Kawkawlin, Bay County, Michigan:

Parcel 1: A parcel of land in Lot 2, Section 13, Town 15 North, Range 4 East, described as: Commencing at a point on the Easterly right of way line of D & M Railroad, said point being 698 feet Southerly as measured along said Easterly right of way line, from its intersection with the Southerly side line of the Plat of Brissette Park, As per plat thereof recorded in Liber 4 of Plats, Page 14 of Bay County Records; running thence Easterly at right angles with said Railroad right of way to the shore of Saginaw Bay; thence Southerly along the shore of said Bay and parallel with said Railroad right of way, 52 feet; thence Westerly and at right angles with said Railroad right of way to intersect the same; thence Northerly along said Railroad right of way, 52 feet to the point of beginning. EXCEPTING therefrom a strip of land 10 feet wide East and West adjoining said right of way to be used as a roadway, ALSO EXCEPT THE NORTH 2 FEET THEREOF.

Parcel 2: Commencing at the Northwest corner of Section 13, Town 15 North, Range 4 East; thence South 89 degrees 26 minutes 36 seconds East 3187.51 feet along the North Section line to the Northwest corner of Brissette Park As per plat thereof recorded in Liber 4 of Plats, Page 14 of Bay County Records and the Easterly Right of Way line of the former D & M Railroad; thence South 27 degrees 39 minutes 20 seconds East 1468.93 feet along the Easterly Right of Way of the former D & M Railroad and Westerly line of Brissette Park to the Southwest corner of said Brissette Park; thence South 27 degrees 41 minutes 15 seconds East 700.0 feet along the Easterly Right of Way line of the former D & M Railroad and the Westerly line of the unrecorded Plat of Herndon's Huron Shores to the Point of Beginning; thence South 27 degrees 41 minutes 15 seconds East 50.0 feet along said railroad Right of Way and unrecorded Plat line; thence South 62 degrees 18 minutes 45 seconds West 100.0 feet at right angles to said railroad and unrecorded Plat line; thence North 27 degrees 41 minutes 15 seconds West 50.0 feet along the Westerly Right of Way line of the former D & M Railroad; thence North 62 degrees 18 minutes 45 seconds East 100.0 feet at right angles to said railroad and unrecorded Plat line to the Point of Beginning.

Parcel # 080-013-200-085-00

Dimensions: 52 x 160 8320 SF

Zoned: R-2 ; Single + Two Family Residential

Kari Gushow 1201 Brissette Bch

David + Terri Bandy 1173 Brissette Bch
Erin Kelley, Trust 1177 " "
Joseph + Janette Jones 1181 " "
Brian + Anne Kostus 1187 " "
Frank + Erica Wilke 1191 " "
Clarence + Marie Reeves 1195 " "
Fred + Janet Birnbaum 184 N. Linwood Bch LN
Joseph + Carol Jeske P.O. Box 537 Hawk
Scott Healey 1213 Brissette Bch
Lynda Heathcott 7020 Sunningdale Dale Rd Sag 48604
Robert Elliot 1221 Brissette Bch
Todd + Cynthia O'Connor 1233 Brissette Bch
Todd + Diane Clarey, trustees 1225 " "
Donald + Lorena Bowman 1108 Brissette Bch

Michigan Dept of Natural Resources
Michigan Dept of Treasury
PO Box 30722, Lansing 48909

8-3-16

Karbowski noted 1 pledge & 1 opening of meeting with Variance's taken in order of scheduled Time. Meeting open 7:00 pledge recited Roll all here. Karbowski introduce Board. Karbowski read First variance request From Klemm. Baard asked questions Fence will be 4' chain link. Property Zoned AR. The board could not determine From the Sketch how far the house is From the Road, Karbowski will look into Property descriptions & call the owner. Motion to recess Kusch 2nd MacConall To recess the Klemm Variance until Wed-10th Aug. 7:00 pm. no corespondance From mailing.

7:27 PM Karbowski Read variance request From Gammon. Questions asked The Bumpout is a laundry Rm existing which will be removed. 7 letter responses in favor of variance letters attached. Zoned R-1 50' Rear yard setback required. Asking for 42' Variance That would Allow The addition To be 6' From the road. Board talked about The Township looking at a different ordanance for the beach. Motion by Kusch 2nd MacConall To approve Variance as requested. yes 5 no 0 Motion To Amend Variance That house cannot extend Past The North house 5 yes. yes no

8:03 Karbowski read variance request For Gushow Kusch Stated under 18" which it is should not

require a variance so if it is considered landscape. Motion by Braigil 2nd by Kusch To dismiss variance request not needed 5 yes motion passed. variance request not needed. Board spoke about last meeting. 8:45 Mition To djourn Kusch 2nd Braigel done

Timothy Klemm 2158 Old Beaver Rd
Kendra Klemm 2158 old Beaver Rd
Roger & Suzanne Gannon 1139 Brissette Beach
Ken & Sandra Ellison 1135 Brissette Beach Rd
Kari Gushow 201 Brissette Beach Rd
Matt Beaver 537 River Rd

Sign in sheet Kankakee Twp
Board Appeals 8-3-16

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 9/14/16

Board Members present
Chairman: William Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Kendall MacConall

Applicant; Ronnie M. Errer
Owner Ronnie M. Errer
2814 E. Kawkawlin River Dr.
Kawkawlin Mi. 48631

Parcel # 09-080-036-400-010-01
Parcel address; 2814 E. Kawkawlin River Dr.
Kawkawlin Mi. 48631

7:27 pm Meeting continuation to the next variance request by chairman Karbowski. Board all present. Karbowski read the variance request. Is requesting a variance to put a second accessory building on his property. a copy of the variance application will be attached to this report, Also noted that a mailing was done to notify area residents of the request. No letters received. Public present; sign in sheet attached. Mr. Errer addressed the board and stated he is building a second building for storage of vehicles, he has 1.25 acres, property is zoned R1 and on a private road. It was noted that there is now 2 accessory buildings and 1 would be a garage, therefore a second accessory building would create a non conforming parcel. After public input, board questions and discussions a motion by Prime second by MacConall to allow the variance as requested. Roll call on variance, 1 yes votes Bragiel, 4 no vote variance as requested is denied. It was noted that one of the accessory buildings is in fact 2 sheds connected by a roof, and if Mr. Errer was to disconnect the two and have 2 sheds that meet the sq. footage criteria of a shed than he could build his accessory building without a variance as long as he follows the zoning ordinance. No further business, Motion to adjourn MacConall 2nd Bragiel. Meeting adjourn 8:10 pm.

Secretary _____

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday September 14, 2016 the Kawkawlin Township Board of Appeals will meet at 7:15 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Ronnie M. Errer, 2814 E. Kawkawlin River Dr., Kawkawlin, Mi. 48631. He is requesting a variance to put a second accessory building on his property.

Property code is: 09-080-036-400-010-01

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLACATION FOR:

Site Plan Review _____
Special Use _____
Rezoning _____
Variance X
Special Meeting _____

This Application will not be accepted if incomplete. All required material must be submitted at least **20** days prior to the next Planning Commission Meeting or **30** days prior to the Board of Appeals meeting.

See Zoning Ordinance for **specific** requirements.
A preliminary site plan is required for **all** rezoning request.

APPLICATION INFORMATION (If different from owner)

Name _____ Phone _____

Address _____

OWNER INFORMATION

Name RONNIE M. ERRER Phone 989-280-1767

Address 2814 E KAWKAWLIN RIVER DR

PROPERTY INFORMATION

Address 2814 E KAWKAWLIN RIVER DR Parcel # 09-080- 036-400-010-01 Zoning District _____

Property Size 1.25 330X164.7 Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

REQUEST A VARIANCE TO ADD A SECOND ACCESSORY BUILDING TO THE WEST OF HOUSE. HEAVILY WOODED PROPERTY MAKES THIS CLEARING THE BEST SPOT TO BUILD A POLE BARN.

ABUTTING PROPERTY OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature _____ Date 8-21-16

Material received: Site plan _____ Preliminary Building Plans _____ Other _____

DATE Received _____ Fee Paid $ _____ Received by _____

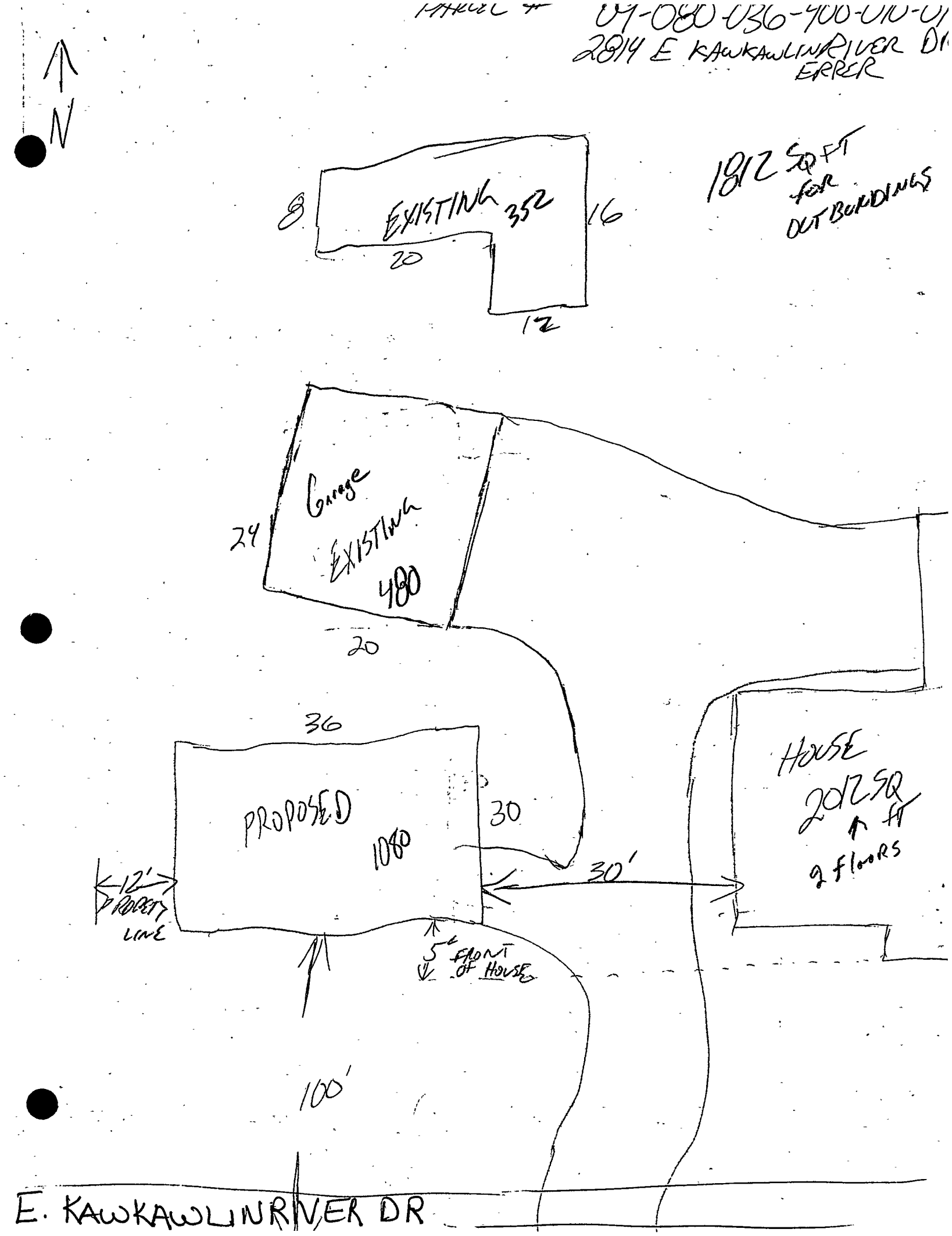
SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. Denied - 4 to 1

William Vanbourkirk
Kenneth Bragg
Randall M. Rose

Revised May 5, 2010

PARCEL #

09-080-036-400-010-0
2814 E KAWKAWLIN RIVER DR
ERRER



BAY COUNTY MICHIGAN·1857

Bay City

2814 e kawkawlin river dr

09-080-036-400-010-01

Map Publication:
08/18/2016 7:18 AM

10m
40ft

powered by FetchGIS

Disclaimer:
This map does not represent a survey or legal document and is provided on an "as is" basis. Bay City/County expresses no warranty for the information displayed on this map document.

9-14-16 Board Appeals
Pledge open meeting 7:10 PM
First 54 Elevator Rd. Read variance by chairman.
MR. Lutz said other Storage areas were gravel East side of road Elevator. He gave us a print. he is building storage buildings. Public sign in sheet attached. After question by board. Bragiel questioned board about getting from Zoning official the section he is noting that a variance is required. Karbowski will take that up with administrator. No correspondence from neighbors was received. Motion by Bragiel 2nd Kendal to approve variance as requested yes 5 no- motion Approved to allow variance as rejuested for total project.

2nd variance 7:27 PM MR. Errer Karbowski read variance. MR. Errer request new Pole barn to Park vehicles. Is asking for 2nd out building. 1.25 acres Residential Zoned R-1 on Private Road. Board asked question to owner 1 of his building is going to be considered his garage therfore has only 1 outbuilding now & is asking for 2nd out building. The board would create a non conforming Property.

motion by Prime 2nd Kendall — to approve variance as Requested 4 no 1 yes Braigel Todeny variance. Owner To Seperate The other accessory building to make 2 sheds under 96 FT of Fassesory building therefore he has no accessory bld. new Motion adjorn Kendal 2nd Braigl meeting adjourned 8:10 PM

Public Sign in 9-14-16

William G. Lutz 279 S. Lidwood Beach Rd. Lidwood

Ronnie M Ecker 284 E Franklin River Dr Franklin

RETAIN THIS IMAGE
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[illegible]

WALDIE, SANDRA S TRUST
2795 KAWKAWLIN RIVER DR
KAWKAWLIN, MI 48631-9102

KUCH, JEFFREY J & CHERYL A
2835 E KAWKAWLIN RIVER DR
KAWKAWLIN, MI 48631

MAXSON, GERALD D & KATHY ANN
2829 SUNUP LN
KAWKAWLIN, MI 48631

NUENKE, KEITH W & ROBERTS,
2814 KAWKAWLIN RIVER DR
KAWKAWLIN, MI 48631-9102

DOUPONCE, STEVEN W & OELBERG,
2830 KAWKAWLIN RIVER DR
KAWKAWLIN, MI 48631-9102

JAIME, CARLOS & DARLENE
2846 KAWKAWLIN RIVER DR
KAWKAWLIN, MI 48631

GASSMAN, WAYNE R JR & CINDY L
2207 MICHIGAN AVE
BAY CITY, MI 48708-8662

KADER, JOHN A
2833 KAWKAWLIN RIVER DR
KAWKAWLIN, MI 48631-9102

BOUCHER, ALBERT N & RHEA H
2827 KAWKAWLIN RIVER DR
KAWKAWLIN, MI 48631-9102

BOUCHER, WILLIAM A
2813 KAWKAWLIN RIVER DR
KAWKAWLIN, MI 48631-9102

NOVELLINO, KEVIN & JENNIFER L
2797 KAWKAWLIN RIVER DR
KAWKAWLIN, MI 48631-9102

TOMCZAK, LEO P JR
2781 KAWKAWLIN RIVER DR
KAWKAWLIN, MI 48631

WITUCKI, THOMAS L & KAY A
2769 E KAWKAWLIN RIVER DR
KAWKAWLIN, MI 48631

Ronnie Errer
2814 E. Kawk

t

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 9/14/16

Board Members present
Chairman: William Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Kendall MacConall

Applicant; Lakeland Engineering & Development
Owner William G. Lutz
279 S. Linwood Bch. Rd.
Linwood Mi. 48634

Parcel # 09-080-002-200-020-01
Parcel address; 54 S. Elevator Rd. Linwood Mi. 48634

Meeting called to order by chairman Karbowski 7:10 pm. Pledge, roll call of board all present. Karbowski read the variance request. Is requesting to substitute gravel in the driveway and the area between the buildings in place of concrete, a copy of the variance application will be attached to this report, Also noted that a mailing was done to notify area residents of the request. No letters received. Public present; sign in sheet attached. It was noted that the owner will be building storage buildings, there is not a parking lot, Mr. Lutz presented a print of the proposed storage units. Bragiel questioned if the site was a store front or business with public parking required as per ordinance and the board agreed that it was not and is storage. Also noted many other storage facilities in the Township and all have gravel. After public input, board questions and discussions a motion by Bragiel second by MacConall to allow the variance as requested for the entire project as presented. Roll call on variance, 5 yes votes, 0 no vote variance approved as requested
Bragiel asked if Mr. Karbowski would have the zoning official if he would, note the zoning article and section to all applications, that refers to any variance requests. This would help the board in determining the reason a variance is needed.
7:27 pm Board to go to next request Mr. Errer

Secretary

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday September 14, 2016 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by William Lutz, 279 S. Linwood Beach Rd., Linwood, Mi. 48634, for property which is part of 54 S. Elevator Rd. Linwood, Mi. He is requesting to substitute gravel in the driveway and the area between the buildings in place of concrete.

Property code is: 09-080-002-200-020-01

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLACATION FOR:

Site Plan Review _____
Special Use. _____
Rezoning_____
Variance ___X_____
Special Meeting _____

This Application will not be accepted if incomplete. All required material must be submitted at least **20** days prior to the next Planning Commission Meeting or **30** days prior to the Board of Appeals meeting.

See Zoning Ordinance for **specific** requirements.
A preliminary site plan is required for **all** rezoning request.

APPLICATION INFORMATION (If different from owner)

Name Lakeland Engineering and Development, LLC Phone 989 245 5212

Address 279 South Linwood Beach Road, Linwood, MI 48634

OWNER INFORMATION

Name William G. Lutz (owner) Phone 989 245 5212

Address 279 South Linwood Beach Road, Linwood, MI 48634

PROPERTY INFORMATION

Not assigned, Formerly
Address part of 54 S. Elevator Parcel # 09-080- 002-200-020-01 Zoning District L-1

Property Size 400'x200' Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

I am requesting to substitute gravel in the driveway and areas between buildings in place of concrete. The right of way driveway is asphalt. Building floors will be concrete.

ABUTTING PROPERTY OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature William G. Lutz Date 8/16/16

Material received: Site plan _____ Preliminary Building Plans ____ Other _____

DATE Received 8/16/16 Fee Paid $200.00 Received by _____

SITE PLAN APPROVED Owner approved 5-0 Date 9-14-16 P.C. _____ Z.A. ✓

Wm Karbowski

Revised May 5, 2010

9-14-16 Board Appeals

Pledge open meeting 7:10 PM

First 54 Elevator Rd. Read variance by chairman.

MR. Lutz said other Storage areas were gravel East side of road Elevator. He gave us a print. he is building Storage buildings. Public sign in sheet attached. After question by board. Bragiel questioned board about getting from Zoning official The section he is noting that a variance is required. Karbowski will take that up with administrator. No corespondence from neighbors was recieved. Mrtion by Bragiel 2nd Kendal to approve variance as requested yes 5 No-0 motion Approved to allow variane as rejuested for total project.

2nd variance 7:27 PM MR. Errer Karbowski read variance. MR. Errer request new Pole barn To Park vehicles. Is asking for 2nd out building. 1.25 acres Residential Zoned R-1 on Private Road. Board asked question to owner 1 of his building is going to be considered his garage therfore has only 1 out building now + is asking for 2nd out building. The board would create a non conforming Property.

motion by Prime 2nd Kendall/Lt to approve variance as requested 4 no 1 yes Braigl To deny variance. Owner To Seperate The other accessory building to make 2 sheds under 99 ft of fassesory building therefore he has no accessory bld. now Motion adjourn Kendal 2nd Braigl meeting adjourned 8:10 PM

Public Sign in 9-14-16

William G. Lutz 279 S. Lindwood Beach Rd.
Lindwood

Ronnie M. Erber 2814 E Kaukauna River Dr
Kaukauna

LINWOOD BAY PROPERTIES, L.L.C.
655 WABASSEE DR
OWOSSO, MI 48867-9766

HINZE, THOMAS F
26636 WOLVERINE ST
MADISON HEIGHTS, MI 48071-3716

HINZE, THOMAS F
26636 WOLVERINE ST
MADISON HEIGHTS, MI 48071-3716

LAKE STATE RAILWAY COMPANY
750 N WASHINGTON AVE
SAGINAW, MI 48607

KUCHEK, KYLE & KELLY
609 S CHILSON ST
BAY CITY, MI 48706

LEBOURDAIS, LAWRENCE O & KAREN A
3044 CREEKWOOD CIR
BAY CITY, MI 48706

WENDLING, STEVEN A; ESPITIA, DAWN M
181 S ELEVATOR RD
LINWOOD, MI 48634-9401

HUGO, RANDY J & SHARON A
486 N HURON RD
LINWOOD, MI 48634

WENDLING, STEVEN; ESPITIA, DAWN
181 S ELEVATOR RD
LINWOOD, MI 48634

LAKELAND ENGINEERING & DEVELOPMENT
279 S LINWOOD BEACH RD
LINWOOD, MI 48634

LINWOOD BAY PROPERTIES LLC
655 WABASSEE DR
OWOSSO, MI 48867-9766

SCHAEFER, VIRGINIA
214 S ERNEST ST
LINWOOD, MI 48634-9493

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 04/26/17

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;

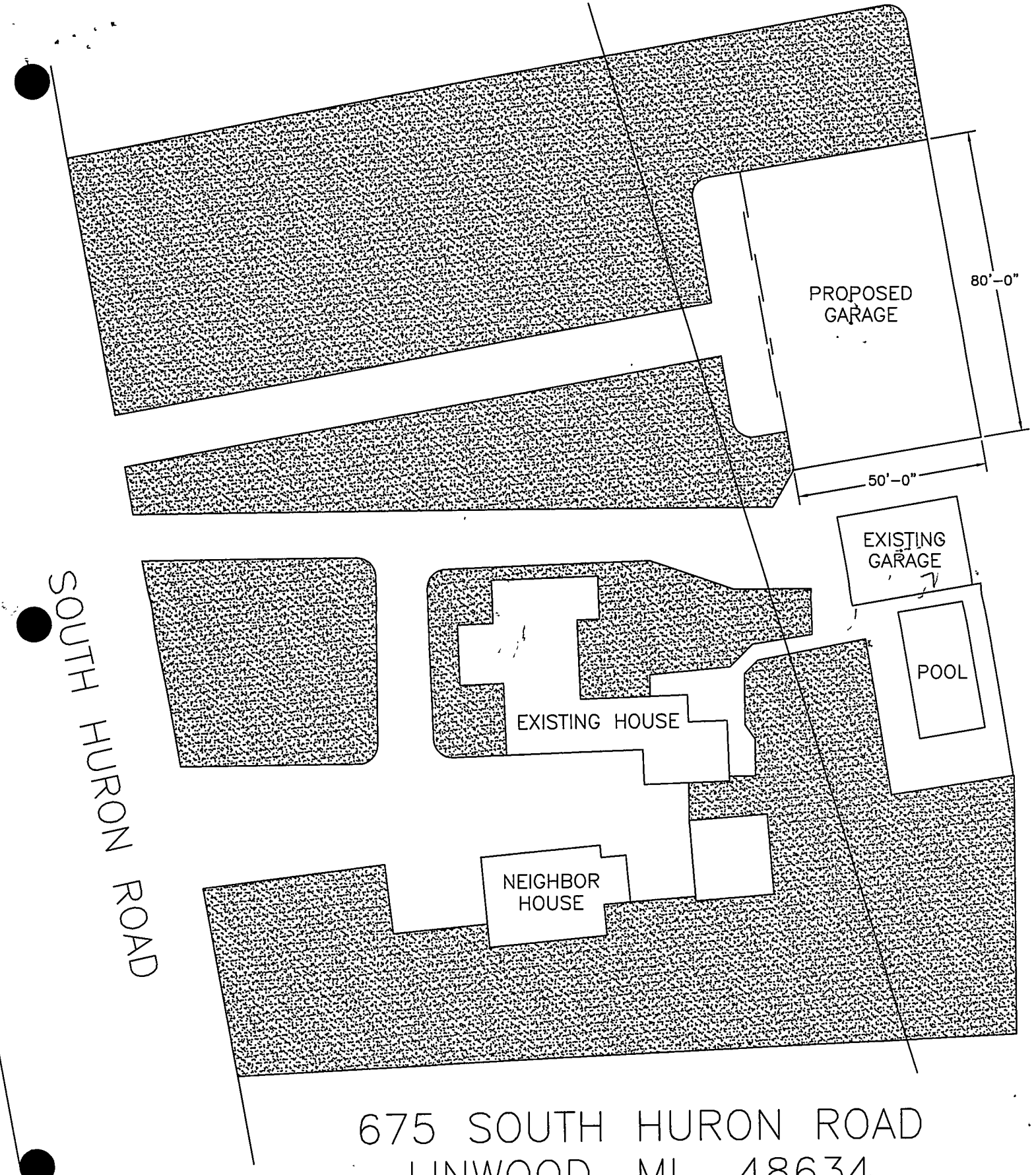
2017

Applicant; Lynette Bickel
675 S. Huron Rd.
Linwood Mi. 48634

Parcel # 09-080-010-200-020-00
Parcel address; 675 S. Huron Rd.
Parcel #09-080-010-200-025-00
Parcel address; 667 S. Huron Rd.

Meeting called to order by Karbowski 7:01 pm pledge, roll call of board. Karbowski read variance request, owner wants to build a 80x50 4000 sq. ft. pole barn at 667 S. Huron road these 2 properties have been combined but would be a 2nd out building. A copy of the application is attached. The home owner presented a letter from the Township Assessor stating the 2 parcels will be combined in 2018. Karbowski concluded that the combination was for tax purposes only and would still be 2 parcels unless the deed was changed. Also noted that a mailing was done to notify area residents of the request. Public present attached sign in sheet. Public input; Mr. Donald Skelagowski spoke in favor of the variance. Kusch noted that it was still 2 parcels and cannot build on empty lot. Bragiel questioned building size even if the lots were combined the sq. ft. of the barn would exceed the footprint of the house. It was noted that the house was about 2000 sq. ft. Motion by Prime 2nd Bragiel to approve variance as requested. Voice vote 4 no votes 0 yes. Variance refused as submitted. Board noted that they were to have another board member and would need to schedule an election of officers after the 5th. member is appointed and present. Motion to adjourn by Prime 2nd by Bragiel Meeting adjourned 7:49 pm.

Secretary _____



675 SOUTH HURON ROAD
LINWOOD, MI 48634

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 04/26/17

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel;
Jeff Kusch

Applicant; Lynette Bickel
675 S. Huron Rd.
Kawkawlin Mi. 48631

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review $50.00
Special Use. $250.00
Rezoning $335.00
Variance $200.00
Special Meeting $435.00

This Application will not be accepted if incomplete. All required material must be submitted at least **20** days prior to the next Planning Commission Meeting or **30** days prior to the Board of Appeals meeting.

See Zoning Ordinance for **specific** requirements.
A preliminary site plan is required for **all** rezoning request.

APPLICATION INFORMATION (If different from owner)

Name [redacted] Phone _____

Address _____

010-200-020-00

OWNER INFORMATION

Name Lynette Bickel Phone 450-7089

Address 675 S. Huron Rd Linwood MI 48634

PROPERTY INFORMATION

Address 667 S. Huron Rd Linwood Parcel # 09-080- 010-200-025-00 Zoning District _____

Property Size 102 x 300 Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

50x80 pole barn - this is a 2nd out building
description attached — when properties are attached

ABUTTING PROPERTY OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature Lynette Bickel Date 2-23-17

Material received: Site plan _____ Preliminary Building Plans____ Other _____

DATE Received 2/23/17 Fee Paid $200 Received by SP

SITE PLAN APPROVED Owner 4-26-2017 Date _____ P.C._____ Z.A.>_____

Denied
William Hawkworth
Kenneth S Bragel

Revised November 21, 2016

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday April 26, 2017 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Lynette Bickel, 675 S. Huron Rd., Linwood, Mi. 48634. She wants to build a pole barn at 667 S. Huron Rd. these 2 properties have been combined but it would be a second out building.

Property code is: 09-080-010-200-020-00 675 S. Huron Rd
Property code is: 09-080-010-200-025-00 667 S. Huron Rd.

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

meeting Brd Appeals 4-26-17
Call to order Karbowski 7:01 Pledge
Karbowski read variance request Recieved
form From Township stating Theyare combined
for Tax purposes only. Karbowski clarified That
means it still is 2 parcels. Neighbor Don spoke
in favor of the variance. Kusch clarified it was
a vacant lot still because it still has 2 parcels.
Bragiel asked questions. Prime tried To clarify
issues. The house is about 2000 sq FT. They would
have To combine both parcels & have 1 parcel
number & discription. 80 x 50 asking for building
Motion by Prime 400 2nd by Bragiel
To allow variance as requested. yes no4
variance denied at this time. Owner needs
1 parcel warranty deed. Board needs the 5th
member & schedule a meeting To elect board offices
Motion To adjourn Prime 2nd Bragiel
meeting adjourned 7:49

Amy Ann

4-26-17

Antoinette Bickel

Luke Givens

Donald Skelagowski

Ruth Barlagne

Kawkawlin Township Assessor's Office

Joan Fackler - MCAO
1836 E Parish Rd
Kawkawlin, MI 48631
898-686-8710
Fax: 989-686-0895

March 27, 2017

Lynette Bickel
675 S Huron Rd
Linwood, MI 48634

Re: Combination of Parcels 080-010-200-020-00 and 080-010-200-025-00

Dear Ms. Bickel,

Your combination request for the parcels listed above has been approved for 2018. You will have one parcel number for 2018. You will continue to get two tax bills for the balance of 2017. Let us know if you need anything more.

Thank you and have a great day!

Sincerely,

Joan Fackler

Joan Fackler
Michigan Certified Assessing Officer
Home Office: 989-843-6000
Email: assessor@bigtube.net

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

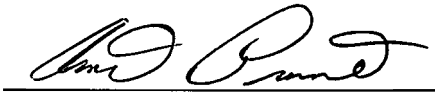
Date; 05/31/17

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Ken Fedak

Applicant; Allied Signs
Re; Dollar General
NW corner M13&Beaver Rd.

Parcel # 09-080-026-400-095-00

Meeting called to order by Karbowski 7:05 pm with the pledge, roll call of board. New board member Fedak was introduced to the board. Karbowski read variance request, owner wants to install a wall sign of 149.62 sq. ft. when in zone C2 only 40 sq. ft. is allowed on a wall sign. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request. No response. No Public present. Kusch noted that the sign above the door is considered the company brand and felt it should be allowed. Fedak spoke his concerns about allowing non conforming signs in the township and felt that we may be allowing a precedence in sign size for the future. Fedak also noted that on the plan review the sign size was not noted. Motion by Kusch 2nd Fedak to approve variance as requested. Voice vote 0 no-5 yes. Variance approved as submitted. Motion to adjourn by Prime 2nd by Bragiel Meeting adjourned 7:15 pm.

Secretary 

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday May 31, 2017 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Allied Signs, Inc., 33650 Giftos, Clinton Twp. MI. 48035. The purpose for the application is to put a new sign on the front of the new Dollar General building. The square footage of the sign exceeds the square footage allowed in our ordinance.

The property address in the NW corner of M-13 & Beaver Rd.

Property code is: 09-080-026-400-095-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLACATION FOR:
Site Plan Review $50.00
Special Use. $250.00
Rezoning $335.00
Variance $200.00
Special Meeting $435.00

This Application will not be accepted if incomplete. All required material must be submitted at least **20** days prior to the next Planning Commission Meeting or **30** days prior to the Board of Appeals meeting.

See Zoning Ordinance for **specific** requirements.
A preliminary site plan is required for **all** rezoning request.

APPLICATION INFORMATION (If different from owner)

Name Allied Signs, Inc. Phone 586-791-7900

Address 33650 Giftos, Clinton Twp. MI 48035

OWNER INFORMATION

Name Imperial Development Group Phone _____

Address 1598 Imperial Center, Suite # 2001, West Plains, MO 65775

PROPERTY INFORMATION

Address NW corner of M-13 & Beaver Rd. Parcel # 09-080- 026-400-095-00 Zoning District C-2

Property Size 2.60 acres Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)
To be allowed (1) wall sign at 149.62 square feet where only 30 square feet is allowed.

ABUTTING PROPERTY OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature _____ Date 5/2/17

Material received: Site plan _____ Preliminary Building Plans____ Other _____

DATE Received 5/9/17 Fee Paid $200 Received by SS

SITE PLAN APPROVED Owner _____ Date _____ P.C._____ Z.A.>_____

Revised November 21, 2016

Kawkawlin Township
Bay County, Michigan

COUNTER RECEIPT

Date 5-9-17 DOA 5583

Received From Allied Signs Inc

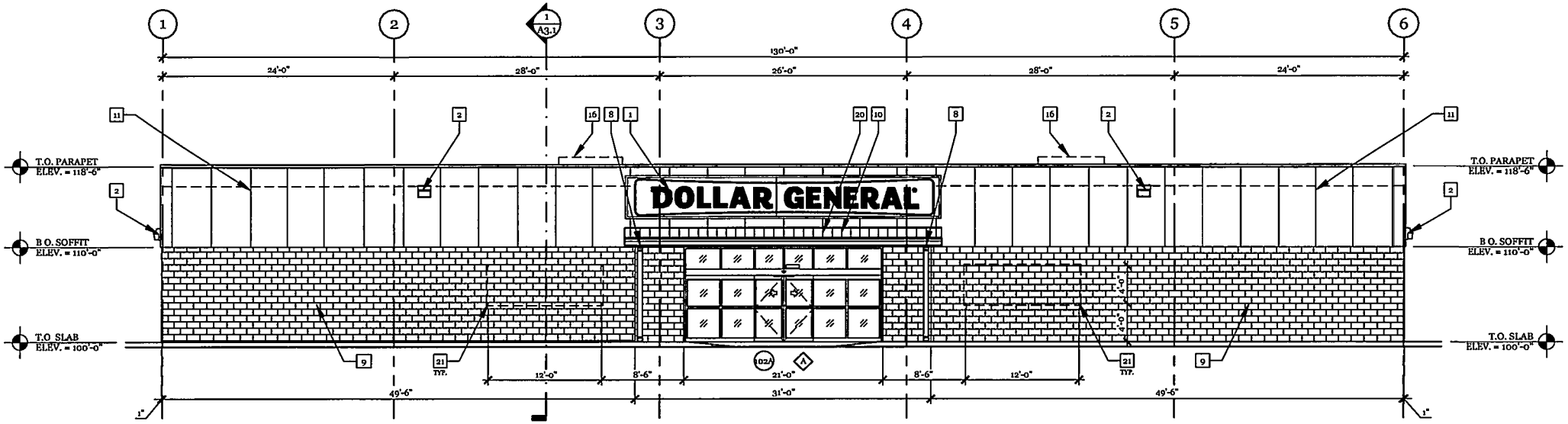
Two hundred and no/100 Dollars $ 200.00

For Variance - Dollar General

Ck # 35658

DEPOSITED IN	ACT'Y.	ACCT.	AMOUNT	
101	000	480	200-	

AUTHORIZED SIGNATURE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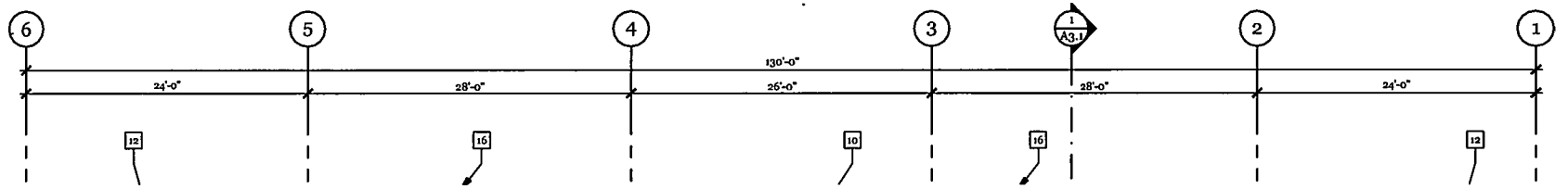
1
A3.1
130'-0"
24'-0"
28'-0"
26'-0"
28'-0"
24'-0"
T.O. PARAPET
ELEV. = 118'-6"
B.O. SOFFIT
ELEV. = 110'-0"
T.O SLAB
ELEV. = 100'-0"
DOLLAR GENERAL
T.O. WALL
ELEV. = 112'-0"
21
TYP.
102A
A
12'-0"
8'-6"
21'-0"
8'-6"
12'-0"
49'-6"
31'-0"
49'-6"
1"
1"

TION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130'-0"
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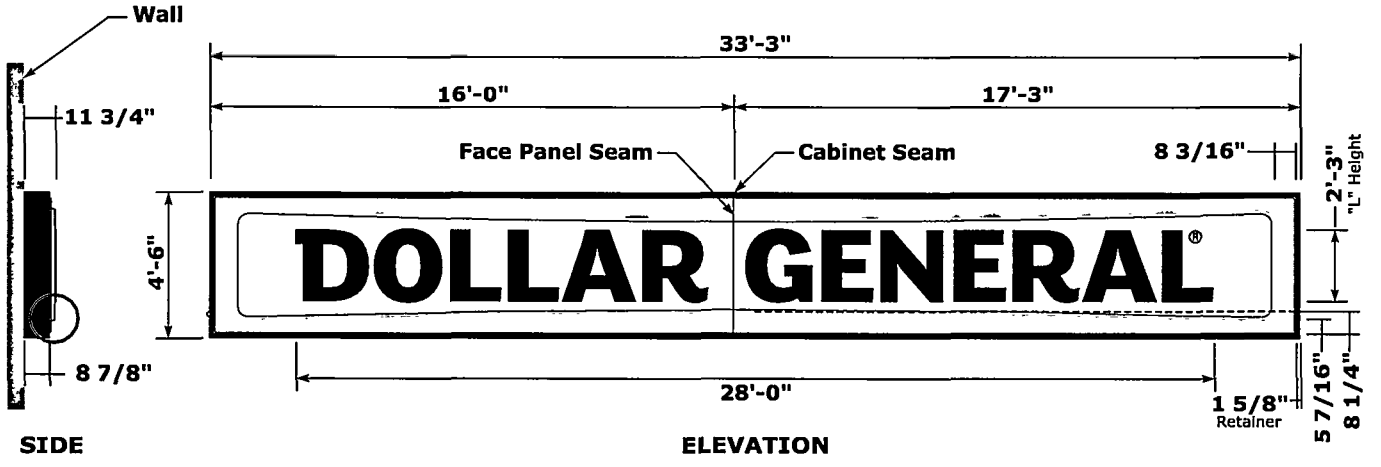
24'-0"

DOLLAR GENERAL

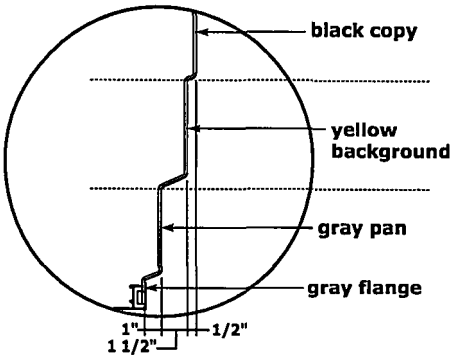
4'-6" x 33'-3" WALL CABINET



SIDE

ELEVATION

.150" clear UV polycarbonate (Spartech) pan formed face with Black copy over Spraylat C8-2633 Yellow on PMS Cool Gray 5 background. Cabinet to be painted Semi-Gloss Black.



FACE EMBOSSMENT DETAIL

SQUARE FOOTAGE
ACTUAL
149.63 sq. ft.

COLOR SPECIFICATIONS	
Yellow:	match Spraylat C8-2633
Brushed Aluminum:	match Spraylat FM-171
Black (Copy):	match Spraylat Black
Semi-Gloss Black (Metal):	match Black Polyurethane
Cool Gray:	match PMS Cool Gray 5
Rock Bottom Gray:	match Sherwin Williams SW7062
Green:	match PMS 368C

DOLLAR GENERAL

File Name: Dollar General Cutsheets 2013

Project #: 13-0181 | Page 10 of 33

Date: 08/30/2013

Approved By:

LINK ENGINEERING LLC

135 South David Lane
Knoxville, TN 37922
Office: 865-539-4001
Fax: 865-539-0851
www.linkengr.com

Artwork is the property of Dollar General. Material herein shall not be copied or reproduced without permission.

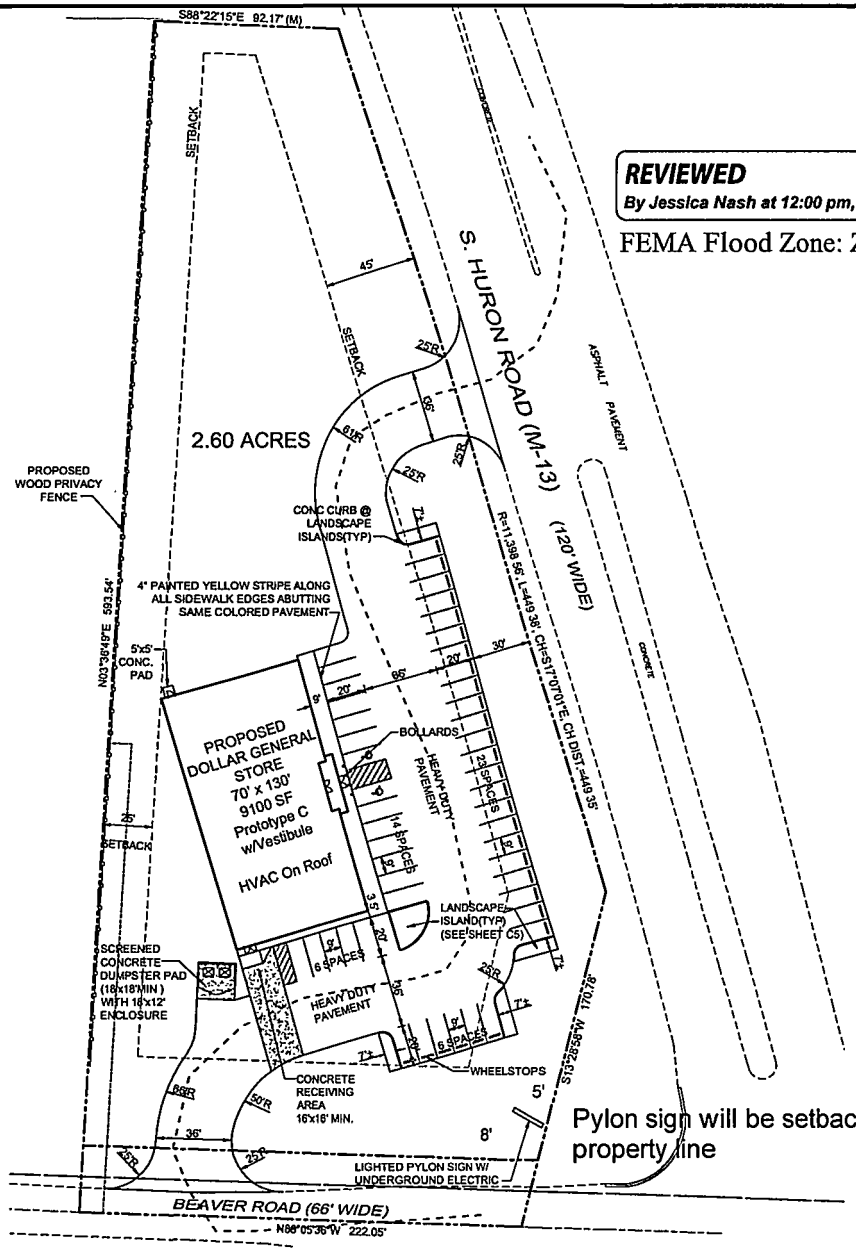
DOLLAR GENERAL STORE
KAWKAWLIN, MICHIGAN

PARKING SPACES/REQD: 49 / 49
BLDG/SALES SF: 9,100 / 7,302
DEVELOPER: IMPERIAL DEVELOPMENT, LLC
ENGINEER: OVERLAND ENGINEERING, LLC

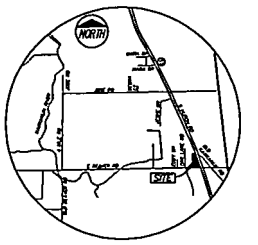
SCALE 1" = 30'

REVIEWED
By Jessica Nash at 12:00 pm, Jul 14, 2016

FEMA Flood Zone: Zone X



Pylon sign will be setback 5' from front property line and 8' from side property line



LOCATION MAP
N.T.S.

GEOTECHNICAL ENGINEERING REPORT
Prepared by: PROFESSIONAL SERVICE INDUSTRIES, INC
LANSING, MI
DATED. APRIL 12, 2016

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
Prepared by: NOVA CONSULTING GROUP, INC.
PARK RIDGE, NJ
DATED: FEBRUARY 25, 2016

ASBESTOS SURVEY
Prepared by: NOVA CONSULTING GROUP, INC.
CHASKA, MN
DATED. MARCH 16, 2016

LEGAL DESCRIPTION:

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, T15N-R04E, BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26; THENCE N 88°05'36" W, ALONG THE SOUTH LINE OF SAID SECTION 26 429.59 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID LINE, N 88°05'36" W, 222.05 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF "SAJDAK SUBDIVISION ADDITION NO 1" AS RECORDED IN LIBER 7, PAGE 51 OF PLATS, THENCE N 03°36'49" E ALONG SAID EAST LINE, 593.54 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID SUBDIVISION; THENCE S 88°22'15" E, 92.17 FEET TO THE WESTERLY LINE OF HIGHWAY M-13 (S HURON ROAD); THENCE ALONG SAID WESTERLY LINE, 449.36 FEET ALONG A CURVE TO THE RIGHT, WHICH CHORD BEARS S 17°07'01" E, 449.35 FEET AND RADIUS 11398.56 FEET AND S 13°28'56" W, 170.78 FEET TO THE POINT OF BEGINNING. CONTAINING 2.60 ACRES OF LAND AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF KAWKAWLIN TOWNSHIP, MICHIGAN, UNLESS OTHERWISE NOTED
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PLANNING AND DEVELOPMENT DEPARTMENT OF KAWKAWLIN TOWNSHIP, MICHIGAN
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER: 1-(800)-482-7171. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MICHIGAN
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE TOWNSHIP WITHOUT THE WRITTEN PERMISSION OF THE TOWNSHIP ENGINEER OR PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS AT THE DIRECTION OF THE TOWNSHIP ENGINEER.
10. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ACROSS SIDEWALKS. ROUTE DOWNSPOUTS UNDER SIDEWALK AT ALL SIDEWALK LOCATIONS. SEE DETAIL ON SHEET 4.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 26017C0212E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 17, 2010

ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DATE: 7-14-16

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

DOLLAR GENERAL
6, Huron Rd., Kawkawlin, MI 48631

NO.	DATE	DESCRIPTION	BY

overland ENGINEERING, LLC
1508 MERIDIAN CTR., STE. 200 BAY PARK, MI 8570
PHONE: (517) 256-8150 FAX: (517) 256-8152

DOLLAR GENERAL
KAWKAWLIN, MI

REVISED SITE PLAN

SHEET
RSP

ELLISON, EDWIN R
2473 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631

COMTOIS, ANDREW & KAYLA
2471 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631

DUFRESNE, RITA J
2467 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631-9403

REED, PAUL & MARY
2447 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631-9403

MICHIGAN ELECTRIC TRANSMISSION CO
27175 ENERGY WAY
NOVI, MI 48377

DORE, FRED A
1101 E BEAVER RD
KAWKAWLIN, MI 48631

RYNERSON, PAMELA L
2443 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631-9403

CLAYTON, WILLIAM J & REBECCA
3000 WILDWOOD
BAY CITY, MI 48706

CLAYTON, WILLIAM J & REBECCA
3000 WILDWOOD
BAY CITY, MI 48708

DORE, PAUL T & TERRI L
2423 E BEAVER RD
KAWKAWLIN, MI 48631

MCCULLOCH, DWIGHT D & DUANA R TRUST
2420 OAK LANE RD
KAWKAWLIN, MI 48631-9441

KNOCHEL, GARY F & CINDY
2384 OAK LANE RD
KAWKAWLIN, MI 48631-9441

WISE, VICTOR A & NANCY L TRUSTEES
765 S HURON RD
LINWOOD, MI 48634

WISE, VICTOR A & NANCY LOU
765 S HURON RD
LINWOOD, MI 48634

AYRES, ELMER & CAROLINE
2410 E BEAVER RD
KAWKAWLIN, MI 48631-9440

AYRES, ELMER & CAROLINE
2410 E BEAVER RD
KAWKAWLIN, MI 48631-9440

BURKE, JAMES M JR & ELLEN S
2426 E BEAVER RD
KAWKAWLIN, MI 48631

ST MARTIN, LEE & JANE
3340 MACKINAW RD
PINCONNING, MI 48650

ST MARTIN, MICHAEL LEE & TAMERA
2520 S HURON RD
KAWKAWLIN, MI 48631

FAD REAL ESTATE LLC
825 BEAVER RD
KAWKAWLIN, MI 48631

DISCOUNT GLASS LLC
2540 S HURON RD
KAWKAWLIN, MI 48631

LEE, CONSTANCE E
2412 S HURON RD
KAWKAWLIN, MI 48631-9438

CLARK, CLARENCE W
2424 S HURON RD
KAWKAWLIN, MI 48631

CLARK, CLARENCE W
2424 S HURON RD
KAWKAWLIN, MI 48631

UMPHREY, JAMES W & VERONICA R
2447 OAK LANE RD
KAWKAWLIN, MI 48631-9441

GITTINS, DAVID & DANNA
2459 OAK LANE RD
KAWKAWLIN, MI 48631-9441

SABOURIN, TERRANCE G &
2473 OAK LANE RD
KAWKAWLIN, MI 48631-9441

[redacted]ORY, KELLY
2448 OAK LANE RD
KAWKAWLIN, MI 48631-9441

BEAVER, RAYMOND
2460 OAK LANE RD
KAWKAWLIN, MI 48631-9441

MAKAR, PETER JR & SHARON
2474 OAK LANE RD
KAWKAWLIN, MI 48631-9441

LUPTOWSKI, JANICE
2482 OAK LANE RD
KAWKAWLIN, MI 48631-9441

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Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 06/07/17

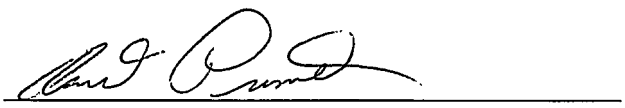
Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Ken Fedak

Applicant; Brian & Melissa Bladecki
2256 Old Beaver Rd.
Kawkawlin Mi. 48631

Re; Knights of Columbus building
213 E. Center Rd
Linwood Mi. 48634

Parcel # 09-080-L05-008-004-00

Meeting called to order by Karbowski 7:01 pm with the pledge, roll call of board, all present. Karbowski read variance request, owner wants to build a 12'x36' addition onto and existing building that already has a nonconforming 4' side set back attached. It was noted that the new addition would comply with current setbacks. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with no response. Public present, sign in sheet attached. Mrs. Williams, owner of the party store next door questioned Bladecki about the purpose of addition, Bladecki stated that purpose would be for an additional dance class room, and a copy of the building design was given to Williams. Kusch asked Mrs. Willliams if she objected to the variance request and she stated she did not object. After questions and discussion by the board, a Motion by Fedak 2nd by Bragiel to approve variance as requested. vote 0 no-5 yes. Variance is approved as submitted. Prime asked if the board needed to have an election of officers? Than it was discussed about term of board appointments, Karbowski looked in our ordinance book and stated it said 3 year appointments. Karbowski will look into what procedures the township requires the board to do. Motion to adjourn by Kusch 2nd by Bragiel meeting adjourned 7:19 pm.

Secretary 

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday June 7, 2017 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Brian & Milissa Bladecki, 2256 Old Beaver Rd., Kawkawlin, MI. 48631. The reason for the Variance is to be able to put a 12' x 36' addition onto an existing building at 213 E. Center Rd. Linwood, MI. 48634. The addition however would be outside of the Townships required setbacks and therefore would require a Variance.

Property code is: 09-080-L05-008-004-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance ✓
Special Meeting _____

This Application will not be accepted if incomplete. All required material must be submitted at least ____ days prior to the next Planning Commission Meeting or ____ days prior to the next Board of Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name _____ Phone _____

Address _____

OWNER INFORMATION

Name Brian / Milissa Bladecki Phone 4503704

Address 2256 old Beaver Rd. KawKawlin MI 48631

PROPERTY INFORMATION

Address 213 E Center St Parcel # 09-080- 005-008-004-00 Zoning District _____

Property Size 122'x 239.5' Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

We would like to build a 12'x 36' addition on the east side of our building (see attached plan)

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature MB Bladecki Brian B. Bladecki Date 5/16/17

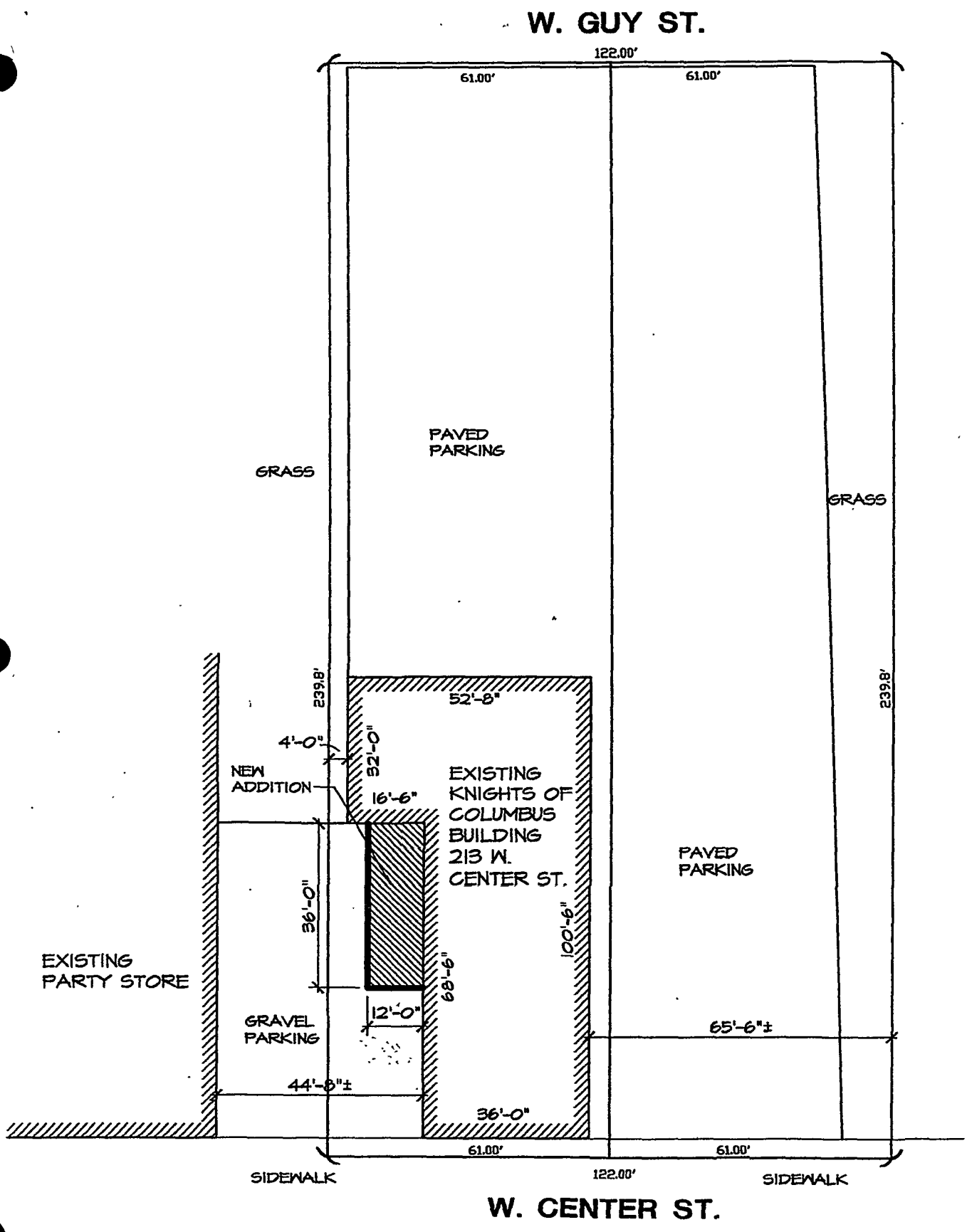
Material received: Site plan _____ Preliminary Building Plans ____ Other ✓

DATE Received 5/18/17 Fee Paid $ 200 Received by JD

SITE PLAN APPROVED Owner _____ Date 6-7-2017 P.C. approved Z.A. _____

William Kawkowski
Kenneth S Brazee

Revised May 5, 2010


W. GUY ST.
122.00'
61.00'
61.00'
PAVED PARKING
GRASS
GRASS
239.8'
239.8'
52'-8"
4'-0"
32'-0"
NEW ADDITION
16'-6"
EXISTING KNIGHTS OF COLUMBUS BUILDING 213 W. CENTER ST.
PAVED PARKING
36'-0"
100'-6"
68'-6"
EXISTING PARTY STORE
12'-0"
GRAVEL PARKING
65'-6"±
44'-8"±
36'-0"
61.00'
61.00'
SIDEWALK
122.00'
SIDEWALK
W. CENTER ST.

SITE PLAN

100
32
68
34
2

Bzd Appeals 6-7-17

Pledge open meeting 7:01 PM Karbowski read variance request Public Present MRS williams asked For Clarification Bladecki answered most questions. Party Store concern was about her parking. Prime Asked about reson For Variance. Reson being because of the existing 4' set back The building is noconforming. Motion to Approve by Fedak 2nd Bragiel Roll call 5 yes motion approved as per request. Prime asked wheater we needed to have an election For board members. Karbowski will check with Greg & let us Know. Our brok Tells us 3 years. 7:19 meeting adjourned motion Kusch 2nd Bragiel

Sign in sheet 6-7-17

1) Brian Bladecki
Melissa Bladecki
Mary Jane Williams

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Wednesday June 7, 2017
VARIANCE Permit - 213 E Center Rd
Brian & Melissa Bladecki Linwood, MI 48634

William Carbonaro
Kenneth S Bragel

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 06/07/17

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel;
Jeff Kusch
Ken Fedak

Applicant; Bladecki Brian & Melissa
Re: 213 E. Center Rd.
Linwood Mi. 48634

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 09/06/17

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;
Ken Fedak

Applicant; Todd & Diane Clarey
5387 Lorraine Ct.
Bay City Mi. 48706

Re:
1225 Brissette Beach
Kawkawlin Mi. 48631

Parcel # 09-080-013-200-115-00

Meeting called to order by Karbowski 7:00 pm with pledge, roll call of board, all present. Karbowski read variance request. Owner wants to demo an existing non-conforming structure and replace it with a new non-conforming structure. The old and new structure do not meet the setbacks required on 3 sides. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with a response, in support, from 2 neighbors attached to files. Neighbor O'Conner spoke in support also. Copy of Public present sign in sheet attached. Kusch noted that this type of request in that area is quite common. Karbowski stated about the safety hazards associated with the request because of the close proximity of the structures in this area. The board did not have copies of a print that was given to the township. Fedak located a copy in the office and the home owner also supplied a laptop with photos. Fedak noted that the water side setback is ok. It was also noted because of the home owners physical limitations, the home is required to have a ramp on the outside and ada halls and such on the inside, making the footprint a little bigger than normal. After questions and discussion by the board, a Motion by Prime 2nd by Bragiel to approve variance as requested with set backs, per site plan and prints. Voice vote 0 no-5 yes. Variance is approved as submitted.
Motion to adjourn by Kusch 2nd by Bragiel meeting adjourned 7:29 pm.

Secretary Arnie Prime

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday September 6, 2017, the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Todd & Diane Clarey, 5387 Lorraine Ct., Bay City, Mi 48706. They want to demo an existing structure at 1225 Brissette Beach Rd., Kawkawlin, Mi. 48631, which does not meet the property setback requirements and build a new home which will not meet the property setbacks as defined in the zoning ordinances.

Property code is: 09-080-013-200-115-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLACATION FOR:

Site Plan Review _____
Special Use _____
Rezoning _____
Variance $200.00
Special Meeting _____

This Application will not be accepted if incomplete. All required material must be submitted at least **20** days prior to the next Planning Commission Meeting or **30** days prior to the Board of Appeals meeting.

See Zoning Ordinance for **specific** requirements.
A preliminary site plan is required for **all** rezoning request.

APPLICATION INFORMATION (If different from owner)

Name Todd & Diane Clarey Phone 989-686-0025

Address 5387 Lorraine Ct., Bay City, MI 48706

OWNER INFORMATION

Name Todd & Diane Clarey Phone _____

Address _____

PROPERTY INFORMATION

Address 1225 Brissette Beach Rd. Parcel # 09-080- 013-200-115-00 Zoning District R-2

Property Size 0.12 Acres Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

(See attached)

ABUTTING PROPERTY OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature Todd Clarey Diane Clarey Date 8-16-17

Material received: Site plan ✓ Preliminary Building Plans ✓ Other Photos

DATE Received 8-16-17 Fee Paid $ 200 Received by JP

SITE PLAN APPROVED Owner _____ Date 9-6-2017 P.C. _____ Z.A. yes

William Kaltenbach

Revised May 5, 2010

Description of Proposed Use/ Request:

It is the intentions of the property owner to demo an existing structure on the property addressed 1225 Brissette Beach Road, Kawkawlin, MI, in order to build a new structure to be used as the property owners' primary residence.

The property owner is requesting a variance from the zoning ordinance and specifically the required building setbacks for the following reasons:

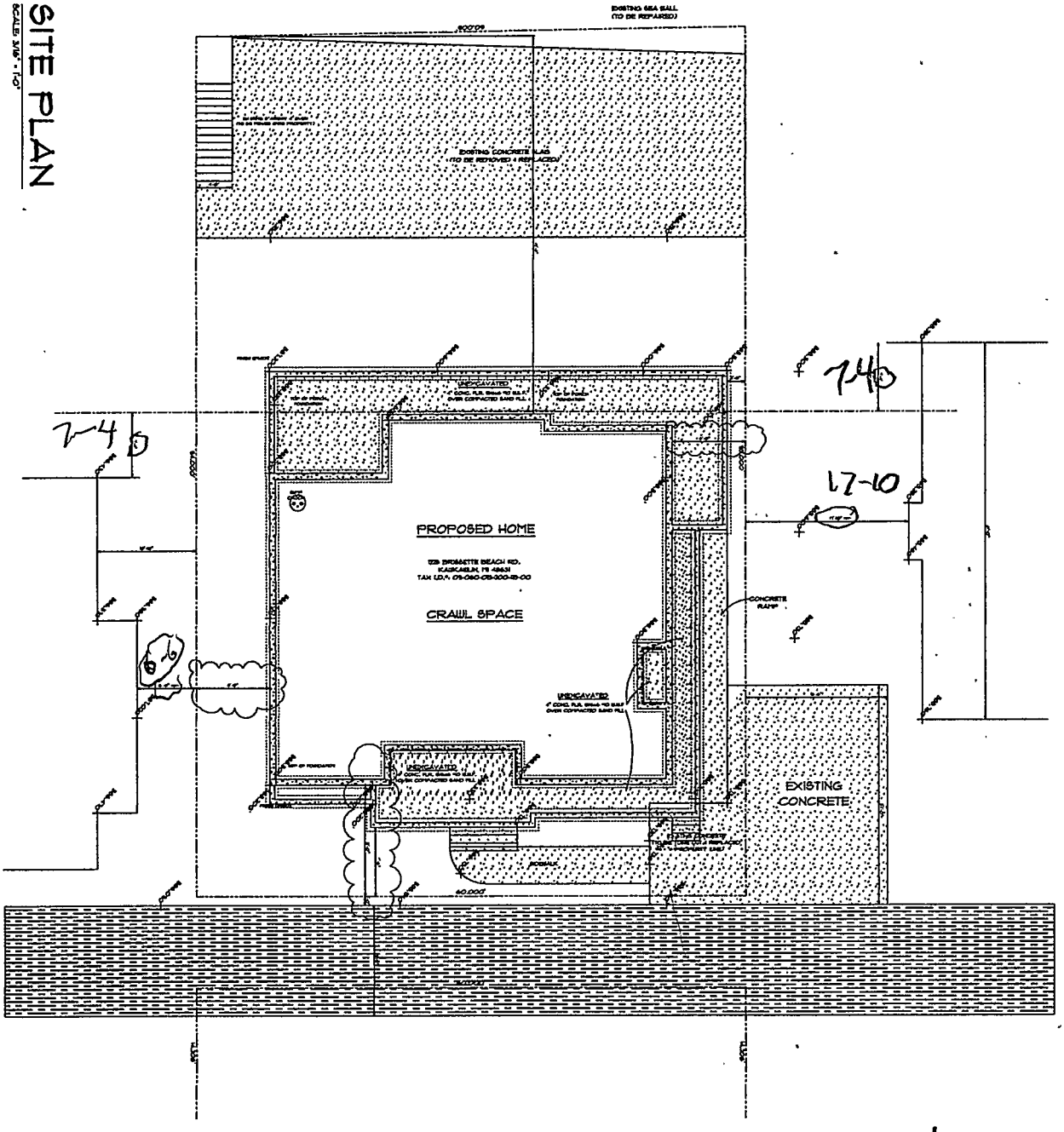
1. The existing structure, currently planned to be demoed, encroaches on the required setbacks.
2. The property dimensions and acreage, bought as is, currently do not meet the minimum lot size requirements set forth by the zoning ordinance.
    a. Width Requirement- 100 ft. Actual Width- 60 ft.
    b. Minimum Lot Area- ½ Acre Actual Lot Area- 0.12 Acre
3. A large portion of neighboring properties have structures, new and old, which encroach on the required side setbacks.
4. A large portion, if not all of the neighboring structures, do not meet the minimum front or rear set back due to the close proximity of the road to the Bay shoreline.
5. The new structure, planned to be built, is designed to include a zero-step barrier free access as well as universal design. Both of which require a larger area/ building foot print than a typical home to be feasible.

Due to the reasons listed above, it is believed that the requirements for issuing a variance have been met. There are practical considerations regarding the property that will not allow the building/ structure to be erected without causing an excessive burden to the development to the property. The condition or situation of the property is unique and is not shared by neighboring properties in the same zone. A variance would not be significantly detrimental to neighboring properties. The practical difficulty was not created by an action of the applicant. The variance is the minimum necessary to permit reasonable use of the land and buildings.

Although the planned structure encroaches the property setbacks, it is strongly felt that the overall improvement to the property will be beneficial to both the property owner and neighboring property owners.

SITE PLAN

SCALE: 3/16" = 1'-0"



Page No: C1	Set: ■ Construction ■ Check List □ Bid Set □ Revision #1 □ Revision #2 □ Revision #3 □ Revision #4 □ Revision #5	Date: 8/28/2017	COBBLESTONE	Design Studio 5474 Garfield Rd. Ste 2 Saginaw, MI 48603 www.cobblestone.me	Plan #15260 APPROVED: DATE:	COPYRIGHT 2015 COBBLESTONE HOMES UNAUTHORIZED USE/DUPLICATION PROHIBITED.

9/1/17

TO: Chairman of Kawkawlin Township Board of Appeals:

FROM: Richard & Debbie Kogelman
1239 Brissette Beach Rd. Kawkawlin, MI

RE: Subport Todd & Diane Clarey "Variance Permit (1225 Brissette Beach Rd) Request"

This is written in support of Todd & Diane's Request for a "Variance Permit" to tear down existing structure w/setback Requirements that are not met. We do not think this will impact our living arrangement or the area. The new home will make our area better & improved. Please Approve their Request to build their new home as not meeting Current set back Requirements. We will be out of Town & Cannot Attend the meeting.

Thanks,

Richard Kogelman

9/1/17 Richard Kogelman

Debbie Kogelman

Debbie Kogelman 9/1/17

TO: Chairmen Board of Appeals

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

FROM: Rick Kogelman
Debbie Kogelman

LETTER ON OTHER SIDE →

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday September 6, 2017, the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Todd & Diane Clarey, 5387 Lorraine Ct., Bay City, Mi 48706. They want to demo an existing structure at 1225 Brissette Beach Rd., Kawkawlin, Mi. 48631, which does not meet the property setback requirements and build a new home which will not meet the property setbacks as defined in the zoning ordinances.

Property code is: 09-080-013-200-115-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

Sign in sheet 9-6-17 Board Appeals

Matthew Schawman 9701 Crystal Lake Ct. Freeland, MI 48623

Todd & Diane Clarey 1225 Brissette Bch, Kawkawlin, MI

TODD O'CONNOR 1233 BRISSETTE BEACH KAWKAWLIN MI.
S-E neighbor

Kelly Obrien 2751 E Iron Woods Pass Midland MI

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 09/06/17

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel;
Jeff Kusch
Ken Fedak

Applicant; Todd & Diane Clarey
5387 Lorraine Ct.
Bay City Mi. 48706

RE: 1225 Brissette Beach Kawkawlin Mi. 48631

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 10/11/2017

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;

Applicant; Jason Turek
1295 Schmidt Rd.
Kawkawlin Mi. 48631

Re:
1295 Schmidt Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-021-200-040-02

Meeting called to order by Karbowski 7:02 pm with pledge, roll call of board, Ken Fedak not present. Karbowski read variance request. Owner wants to build a 3072 sq. ft. 48'x64' storage building which is larger than the apx. 2000 sq. footage of his home. Also noted that the owner will remove two existing buildings one 18'x20' and another 8'x10' upon completion of the new building. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with no response. A copy of Public present sign in sheet attached. Karbowski noted this is a dead end street and surrounded by agriculture with bigger barns existing and also the parcel is 2 acres. After questions and discussion by the board Mr. Turek asked to amend the variance to 64'x64' which would include the lean to section. a Motion by Karbowski 2nd by Bragiel to approve variance as amended to 64'x64' total foot print per site plan and prints including the removal of the 2 existing outbuildings. Voice vote Bragiel 1 no- 3 yes. Variance approved per amended motion.
Motion to adjourn by Bragiel 2nd by Prime meeting adjourned 7:27 pm.

Secretary

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 10/11/17

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel;
Jeff Kusch

Applicant; Jason Turek
1295 Schmidt Rd.
Kawkawlin Mi. 48631

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday October 11, 2017 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Jason Turek, 1295 Schmidt Rd., Kawkawlin, Mi. 48631. The reason he is asking for a Variance is to build a storage building larger than the square footage of his house.

Property code is: 09-080-021-200-040-02

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance ✓
Special Meeting _____

This Application will not be accepted if incomplete. All required material must be submitted at least ____ days prior to the next Planning Commission Meeting or ____ days prior to the next Board of Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name _____ Phone _____

Address _____

OWNER INFORMATION

Name Jason Turek Phone 450-3044

Address 1295 Schmidt Rd.

PROPERTY INFORMATION

Address 1295 Schmidt Rd. Parcel # 09-080- 021-200-40-02 Zoning District AG

Property Size 2.0 Acres Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

See Attached

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature _____ Date 19 Sept 17

Material received: Site plan_____ Preliminary Building Plans _____ Other _____

DATE Received 9-19-17 Fee Paid $ 200 Received by JP

SITE PLAN APPROVED Owner _____ Date 10-11-2017 P.C. _____ Z.A. _____

William Kaczanowski
Kenneth A Bauge

Revised May 5, 2010

Maps

Remove
Schmidt Rd
Google
Imagery ©2017 Google, Map data ©2017 Google United States 50 ft

I would like to receive a variance on my property at 1295 Schmidt Rd to build a storage building greater than the square footage of my house. I would like to build a 48'x64' pole building with an attached lean-to. I need a building this size for a few reasons. I have a large boat that will not fit in my garage and I would like to be able to store it and service at my home in the off season. When I say large boat, it is 40' on the trailer. I have included a photo for reference. I also have a new tractor that will not fit in my garage. My primary source of heat is wood. I would like to store my firewood indoors as well. I would like to keep all my property stored indoors not only to keep it nice but I want my yard to look neat and clean as well. I have noticed other properties that have a lot of stuff in the yard and it just don't look nice. There are not very many people who have so many expensive things, but I have worked very hard to get and pay for quite a few. I would like to make my things last longer and protect them from the weather. A building of this size will help maintain a good curb appeal and keep things looking well maintained. I am the last house on a dead-end road and this building would have no negative impact on anyone around me. I would also be removing a 18'x20' and a 8'x10' shed upon completion. I am not wanting to build this to store other people's property or to start a business. I would be happy to answer any questions upon consideration.

Thank you

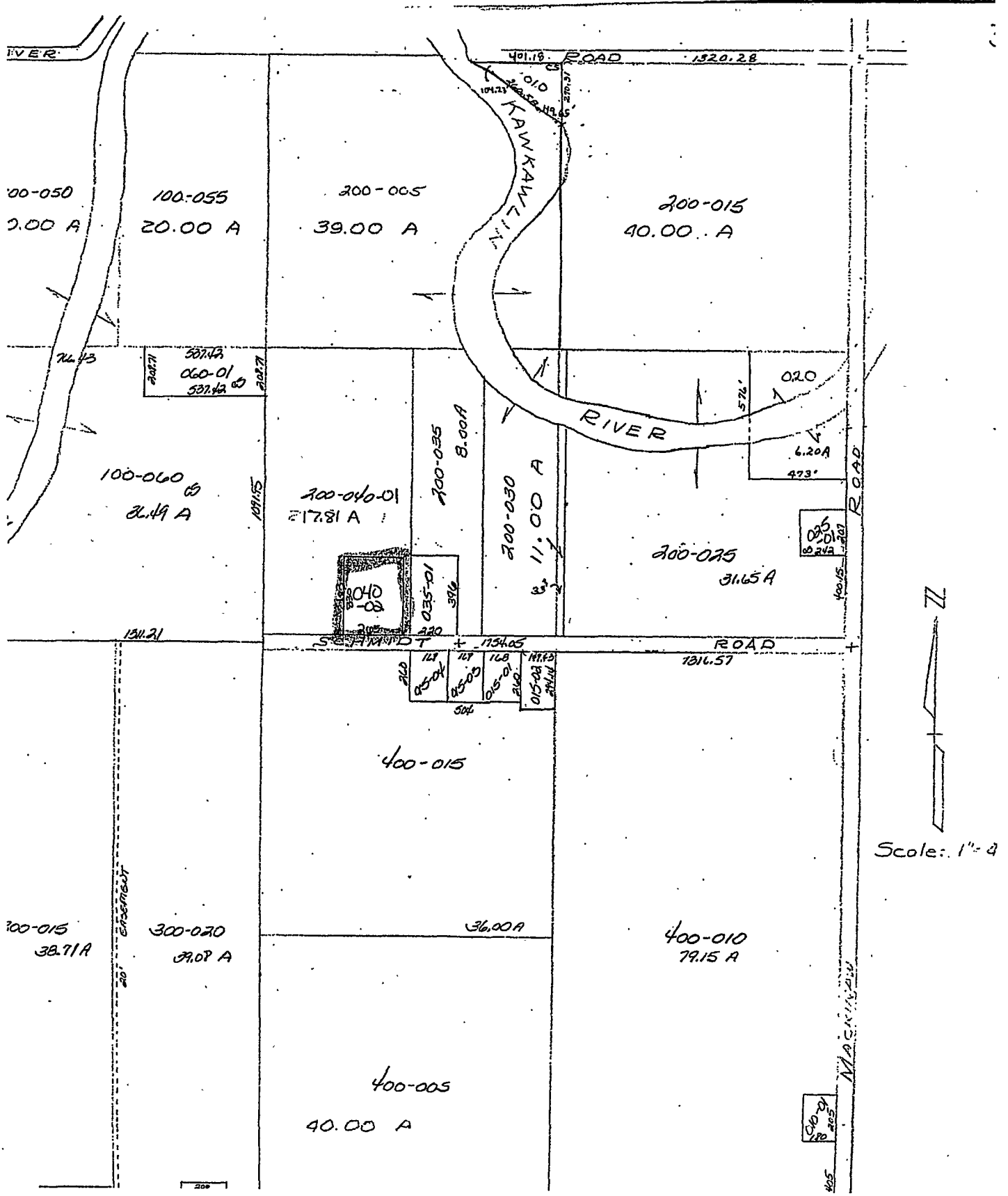
Jason Turek

COURSEY, PAUL J & SHARI	Assessed:	11,750	Class: 401	School: 09010	Total Taxes:	371.20
	Equalized:	11,750	Homestead Exempt %:	0	Admin Fee:	3.71
1441 S MACHINAW RD	Taxable:	11,352	Homestead Exempt $:	0	Total Due:	374.91
KAWKAWLIN MI 48631	Acreage:	2.010	Tax Reduction $:	0.00		

COM AT E 1/4 COR OF SEC TH W 2009.37 FT TO A PT 35 FT W FR SE COR OF W 1/2 OF SW 1/4 OF NE 1/4 TH N 33 FT TO POB TH W 265.FT TH N 330 FT TH E 265 FT TH S 330 FT TO BEG. SEC.21,T15N,R4E

CC001	Delta College	23.18
CC003	Delta College Renovation	5.67
IA001	Intermediate Operating	2.16
IB001	Special Education	32.48
IC001	Vocational Skill Center	21.65
SA001	State Education	68.11
SB001	School Operating	204.33
SC001	School Debt	13.62

94602 * 1534



2 64 64 256 384 4096

3 64 80 5120

3 44 28 352 88 23

1232 64 8 672 8 1968

24 28 192 48 4

meeting Called To order 7:02

Pledge: Roll Call: Ken Fedak not present, Karbowski Read Variance request. A mailing was done & no Response. Owner asking for 48X64 Pole barn. Amended variance request to be 64' X 64' Foot print including attached Enclosed Lean-To motion Karbowski 2nd Bragiel To allow Variance as amended. To be 64X64 barn Foot Print, also Removal of existing 18X20 & 8'X10' out bld. Roll app. 3 yes - 1 no Bragiel motion approved

motion To adjourn Braiget - 2nd Prime

2:27 PM

Sign in sheet Bd. Appeals 10-11-17

Jennifer Turek
Jason Turek

RETAIN THIS IMAGE
RETAIN THIS IMAGE
RETAIN THIS IMAGE

RETAIN THIS IMAGE
RETAIN THIS IMAGE
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RETAIN THIS IMAGE

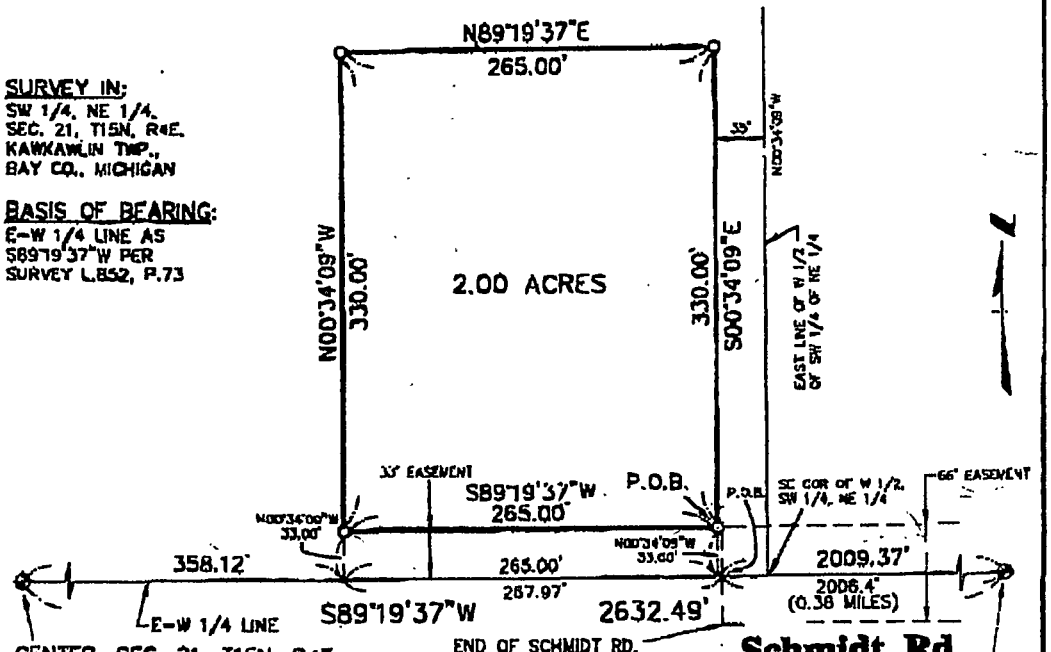
LIBER 1686 PAGE 583

CERTIFICATE OF SURVEY

RECORDED
2000 JUN -5 A 10 07
Barbara Jones Douglass
REGISTER OF DEEDS
BAY COUNTY, MICHIGAN

LEGAL DESCRIPTION:

A parcel of land situated in the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 21, Town 15 North, Range 4 East, Kawkawlin Township, Bay County, Michigan described as; Commencing at the East 1/4 corner of Section 21; thence South 89°19'37" West, 2009.37 feet along the East-West 1/4 line to a point that is South 89°19'37" West, 35.00 feet from the Southeast corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4; thence North 00°34'09" West, 33.00 feet parallel with the East line of said West 1/2 to the point of beginning; thence South 89°19'37" West, 265.00 feet parallel with the East-West 1/4 line; thence North 00°34'09" West, 330.00 feet parallel with the East line of said West 1/2; thence North 89°19'37" East, 265.00 feet; thence South 00°34'09" East, 330.00 feet to the point of beginning. Containing 2.00 acres and TOGETHER WITH an easement for ingress, egress and public utilities described as: Beginning at a point on the East-West 1/4 line of Section 21, Town 15 North, Range 4 East, Kawkawlin Township, Bay County, Michigan that is South 89°19'37" West, 2006.40 feet from the East 1/4 corner, said point being the Westerly end of Schmidt Road; thence continuing South 89°19'37" West, 267.97 feet along the East-West 1/4 line; thence North 00°34'09" West, 33.00 feet; thence North 89°19'37" East, 267.97 feet parallel with the East-West 1/4 line to the Westerly end of Schmidt Road; thence South 00°34'09" East, 33.00 feet to the point of beginning.



SURVEY IN:
SW 1/4, NE 1/4,
SEC. 21, T15N, R4E,
KAWKAWLIN TWP.,
BAY CO., MICHIGAN

BASIS OF BEARING:
E-W 1/4 LINE AS
S89°19'37"W PER
SURVEY L.852, P.73

CENTER, SEC. 21, T15N, R4E
SET 1/2" ROD W/CAP AT
INTERSECTION OF 1/4 LINES
S60°W 0.67' TO 3/4" PIPE W/CAP

END OF SCHMIDT RD.
R/W PER BAY CO.
ROAD COMMISSION

E 1/4 COR., SEC. 21, T15N, R4E
FND 3/8" ROD (L.C.R.C. L.2, P.637)
SE 40.05' FND N&D N/S P.P. (39.94'R.)
SSE 119.41' SET N&D NE/S P.P.
NE 81.98' SET N&D NW/S P.P.
NNE 67.10' SET N&D SE/S 12" BOX ELDER

CERTIFICATION STATEMENT:
I, Kevin T. Pomaville, without prejudice, do hereby certify that the map as shown and the survey on which it is based, was performed under my direct supervision and fully complies with all requirements of Public Act 132 of 1970, as amended and that the ratio of closure of the unadjusted field observations is no greater than 1 part in 5000.

Kevin T. Pomaville, P.S. 43066

APEX
LAND SURVEYORS, L.L.C.
1648 North Nine Mile Road
Pinconning, Michigan 48650
Phone (517) 879-6880 Fax (517) 879-6350

STATE OF MICHIGAN
KEVIN T. POMAVILLE
43066
LICENSED PROFESSIONAL SURVEYOR

LEGEND
- Found Govt Corner or Monument
- Set Iron & Cap #43066
- Found Corner as Indicated
- Concrete Monument

(R) Recorded (M) Measured (C) Calc. (D) Deeded

Scale: 1"=100'
0' 50' 100' 200'

Survey for:
MR. FLOYD KNOCHEL
1509 SEIDLER ROAD
KAWKAWLIN, MICHIGAN 48631

Survey Date: 5/25/2000
Drawn by: CAU
Closure: 1 in 30,000
Sheet 1 of 1
Job No.: 00S0073

QUICK FAX™ OfficeMax
To: Kathy Woods
From: John J.
Co./Dept.
Fax
Phone:
E-Mail:
Date:
Of Pages
Co./Dept.
Fax
Phone:
Note:

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 05/02/18

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;

2018

Applicant; Steven & Sheri Henderson
1770 Lauria Rd.
Kawkawlin Mi. 48631

Re:
1770 Lauria Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-034-400-005-02

Meeting called to order by Karbowski 7:00 pm with pledge, roll call of board, Fedak absent. Karbowski read variance request. Owner wants to build an addition onto the existing garage which would make the garage about 400 sq. ft. bigger than the sq ft. allowed for an attached garage. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with one response in favor of variance and one returned for wrong address. A copy of Public present sign in sheet attached. After questions and discussion by the board a Motion by Bragiel 2nd by Karbowski to approve variance as submitted, Voice vote 0 no 4 yes. Variance approved. Prime asked that the chairman talk to the township to see if they would make sure that the forms are filled out complete with the zoning district of the parcel, also it was asked before that all buildings on a parcel be shown on the drawing. This was missing an accessory building that may or may not have changed the variance request as it was not noted until after the vote that the accessory building was theirs and not the neighbors, also if they could have another line added for the section and # in our ordinance that the variance is being referenced. Like this one could have had Section 310 #8 pg. 52. That way the board members are all looking into the same variance request. Motion to adjourn by Prime 2nd by Bragiel to adjourn meeting adjourned 7:25 pm

Secretary _____

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday May 2, 2018 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Steven & Sheri Henderson, 1770 Lauria Rd., Kawkawlin, MI. 48631. The purpose for the application is to put an addition onto their garage which would make it larger then our ordinance allows.

Property code is: 09-080-034-400-005-02

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance $200.00
Special Meeting _____

This Application will not be accepted incomplete. All required material mu be submitted at least ____ days prior the next Planning Commission Meeting or ____ days prior to the next Board Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name STEVE+SHERI HENDERSON Phone 989-751-0213

Address 1770 LAURIA RD

OWNER INFORMATION

Name STEVE+SHERI HENDERSON Phone 989-751-0213

Address 1770 LAURIA RD

PROPERTY INFORMATION

Address 1770 LAURIA RD Parcel # 09-080- 034000502 Zoning District _____

Property Size 206X208 Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

ADDITION TO GARAGE SEE NEXT PAGE

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature Steve Henderson Date 4/9/18

Material received: Site plan _____ Preliminary Building Plans ____ Other ✓

DATE Received 4-10-18 Fee Paid $ 200.00 Received by GP

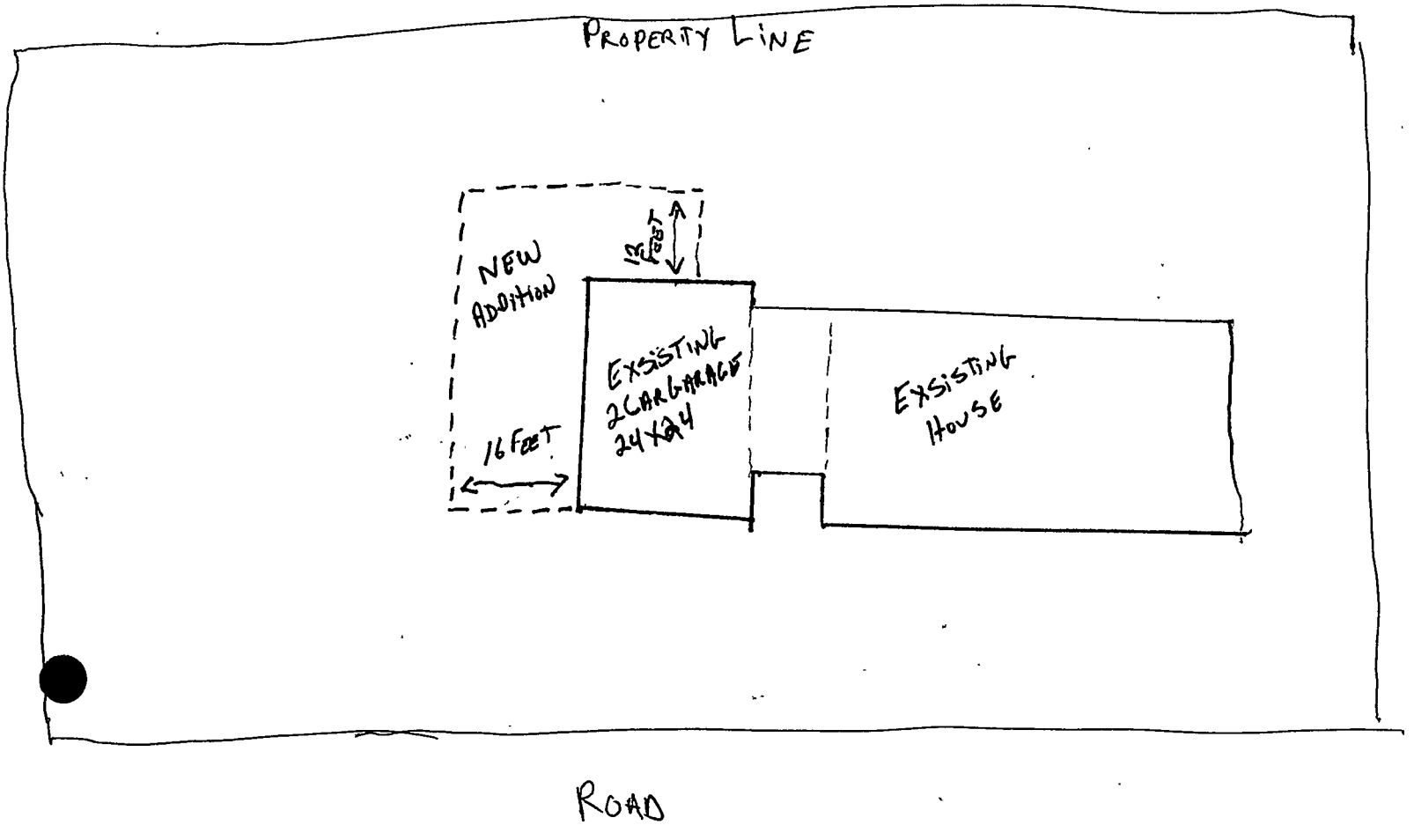
SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. _____

Revised May 5, 2010

Hello to whom this may concern,
I've lived here for 13 years I have 2 classics car and I like to drive but currently don't have a lot of garage space to park them in during good weather.
I'm asking for a variance from kawkawlin township to add 16 feet to the east side of my garage to make it a three-car garage instead of the two car that I already have. It will be finished to existing exterior on the front and side of garage with same type of roofing that is on the house I also want to extend 12 feet off the back to have a work area that will also be finished the same as the exterior.

Thank you for consideration on this matter,

Steve Henderson



PAIGE, THOMAS W & DEBRA J
4838 S 11 MILE RD
AUBURN, MI 48611

ROSENBROCK, SHAWN
3697 11 MILE RD
AUBURN, MI 48611

WISNESKI, DANIEL & LISA
3133 COVENTRY DR
BAY CITY, MI 48706

EWALD, JEFFREY A & KIMBERLY A
3076 SHERWOOD LANE
BAY CITY, MI 48706

TESORO, DEREK R
1722 LAURIA RD
KAWKAWLIN, MI 48631

HENDERSON, STEVEN E & SHERI L
1770 LAURIA RD
KAWKAWLIN, MI 48631

WIELAND, DOUGLAS A
1788 LAURIA RD
KAWKAWLIN, MI 48631-9118

MEYLAN, ROGER M & CHRISTINA M
1804 LAURIA RD
KAWKAWLIN, MI 48631-9118

PAIGE, THOMAS W & DEBRA J
4838 S 11 MILE RD
AUBURN, MI 48611

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 06/20/18

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;

Applicant; Gerald Van Wormer II
1031 Brissette Beach
Kawkawlin Mi. 48631

Re:
1031 Brissette Beach.
Kawkawlin Mi. 48631

Parcel # 09-080-B05-00-006-00

Meeting called to order by Karbowski 7:02 pm with pledge, roll call of board. Fedak absent. Karbowski read variance request. Owner wants to enclose the existing porch into living space with a cathedral ceiling. This would result in a 2'7" side set-back, 10' is required. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request. No mail in responses were received.
A copy of Public present sign in sheet attached. Mr. & Mrs. Chris Pinter, Todd Bridgewater, Annie Horren spoke at public input, they are area residents and voiced their concerns regarding fire safety and the side set-backs of the houses stating they did not wish to see houses getting closer like other areas of the beach. Prime and Kusch voiced their concern about creating a non-conforming residence in a beautiful beach area. Bragiel and Karbowski also spoke about concerns of the variance request. After questions and discussion by the board a Motion by Bragiel
2nd by Kusch to approve variance as submitted, Voice vote 4 no 0 yes. Variance denied. Board asked chairman Karbowski to voice our concern about a representative of the zoning board being at our meetings.
Motion to adjourn by Prime 2nd by Bragiel meeting adjourned 7:38 pm

Secretary

(1) Chris and Janis Pinter
1017 Brissette Beach, Kawkawlin, MI
48631

(2) Todd Bridgewater & Annie Horner
1023 Brissette Beach, Kawkawlin, MI 48631

3 Gerald & Angie VanWormer
297 Lagoon Beach Dr
Bay City, MI 48706
Also - 1031 Brissette Beach
Kawkawlin, MI 48631

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 06/20/18

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel;
Jeff Kusch

Applicant; Gerald Van Wormer II
1031 Brissette Beach
Kawkawlin Mi. 48631

RE: 1031 Brissette Beach Kawkawlin Mi. 48631

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday June 20, 2018, the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Gerald VanWormer II, 1031 Brissette Beach, Kawkawlin, MI. 48631. He is requesting a variance to add living space which would enclose an existing porch which would require smaller setbacks.

Property code is: 09-080-B05-00-006-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township
1836 E. Parish Rd.
Kawkawlin, MI 48631

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance ✓
Special Meeting _____

This Application will not be accepte incomplete. All required material m be submitted at least ____ days prior the next Planning Commission Meetin or ____ days prior to the next Board Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name Gerald W. Woemer II Phone 989-239-23

Address 1031 Beisette Beach Kawkawlin, MI 48631

OWNER INFORMATION

Name Same Phone _____

Address _____

PROPERTY INFORMATION

Address Same Parcel # 09-080- B05-000-006-00 Zoning District R1A

Property Size 50 X 100 Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Request a variance to add on to the Southeast portion of the House. We are Building over a porch that is already in place. Need variance for side setbacks

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature Gerald W. II Date 6-5-18

Material received: Site plan X Preliminary Building Plans X Other _____

DATE Received 6/5/18 Fee Paid $ 200 ck Received by _____

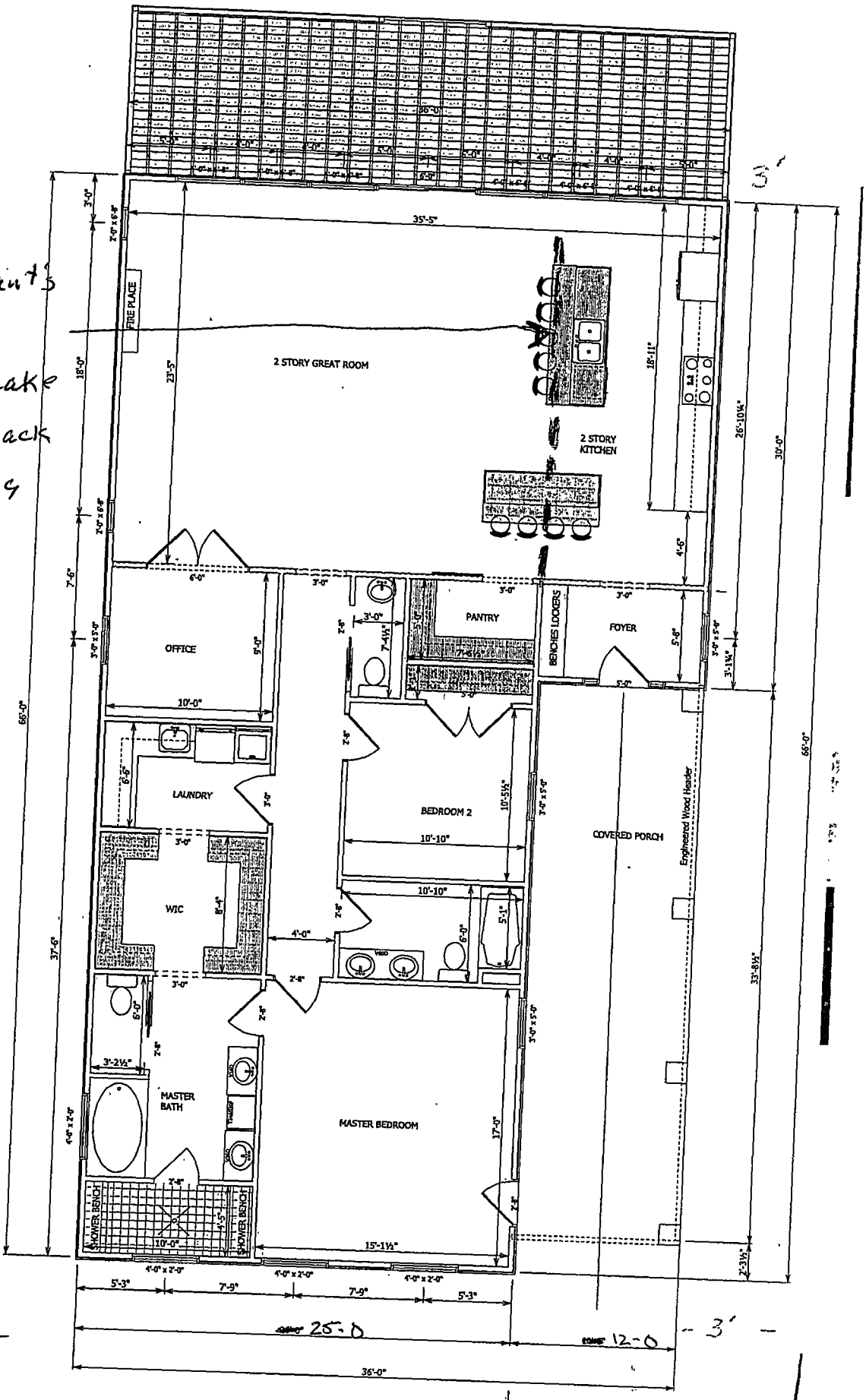
SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. Denied
William Karbowski

Variance need for setback of Building. addition.

Revised May 5, 2010

Document Created using DocuDesk PDFWriter: http://www.docudesk.com

Now just a Porch he wants to enclose it which would make the side setback non-conforming



SKETCH/AREA TABLE ADDENDUM

Parcel No 080-B05-000-006-00

SUBJECT

Property Address 1031 BRISSETTE BEACH RD

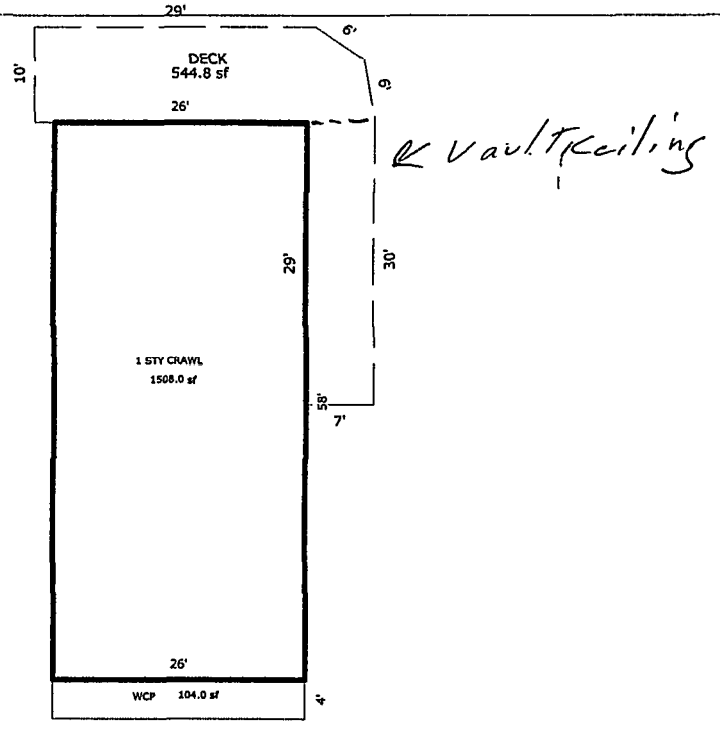
City | County BAY | State | Zip

Owner VAN WORMER GERALD II & ANGIE L

Client

Appraiser Name

IMPROVEMENTS SKETCH



Water ↑

↓ vault ceiling

Scale: 1" = 30'

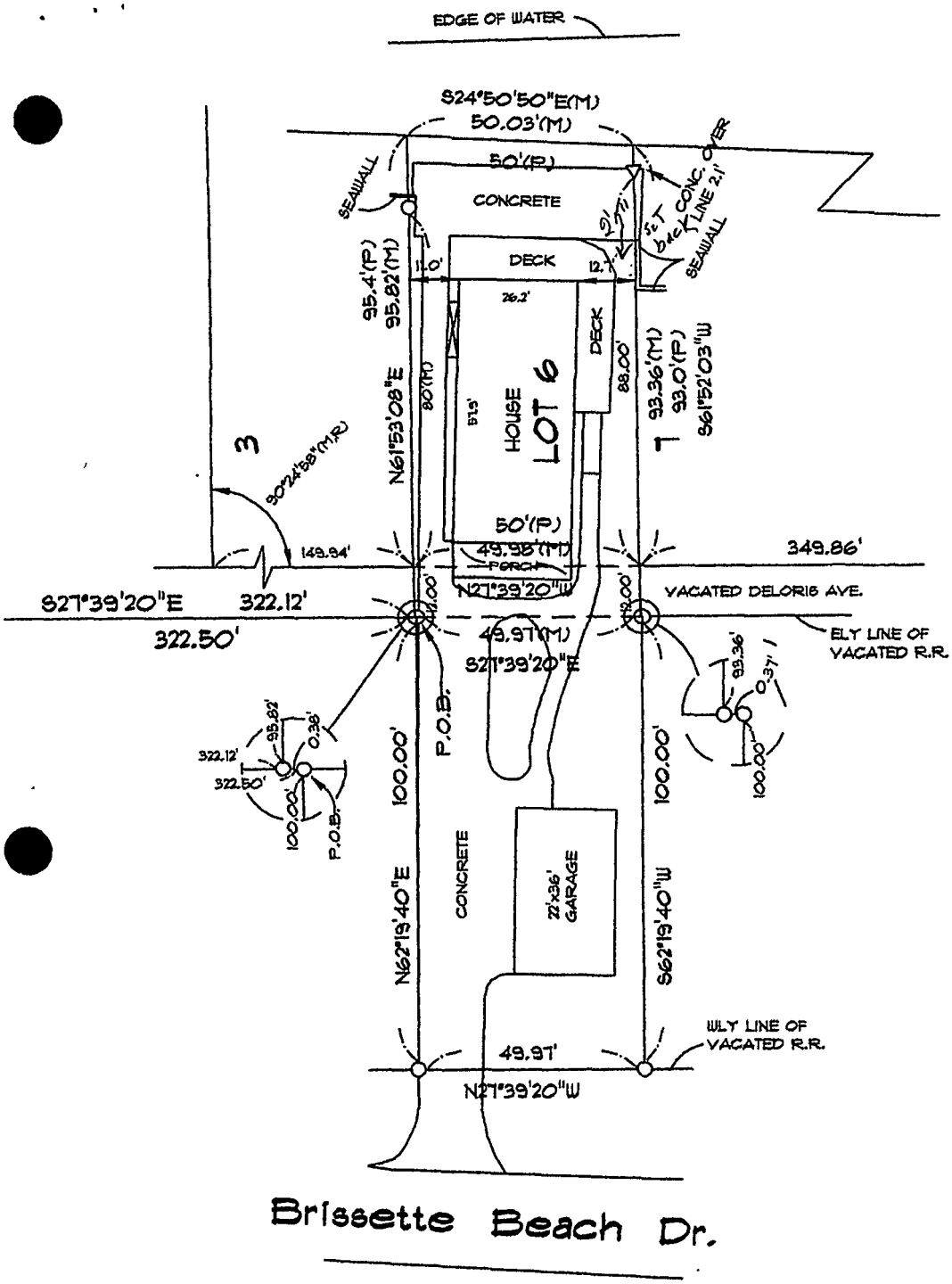
AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1C	1 STY CRAWL	1.00	1508.00	168.0	1508.00
WCP	WCP	1.00	104.00	60.0	104.00
DECK	DECK	1.00	544.80	145.0	544.80

Net LIVABLE Area (rounded w/ factors) 1508

Comment Table 1	
Comment Table 2	Comment Table 3


EDGE OF WATER
S24°50'50"E(M)
50.03'(M)
50'(P)
SEAWALL
CONCRETE
DECK
DECK
HOUSE
LOT 6
95.4'(P)
95.82'(M)
N61°53'08"E
80'(M)
88.00'
93.36'(M)
93.0'(P)
S61°52'03"W
S02°45'58"(M&P)
149.84'
50'(P)
49.98'(M)
PORCH
N27°39'20"W
349.86'
VACATED DELORIS AVE.
S27°39'20"E
322.12'
322.50'
49.97'(M)
S27°39'20"E
ELY LINE OF VACATED R.R.
P.O.B.
100.00'
CONCRETE
22'x36' GARAGE
N62°19'40"E
S62°19'40"W
WLY LINE OF VACATED R.R.
49.97'
N27°39'20"W
Brissette Beach Dr.

Variance meeting Gerald VanWormer
Pledge open 7:02 Garbowski read variance
request read out, Closest Point will be 2'7"
Public Pinter Talked about clearance between
houses as a concern. Also concern about starting
a president For future variances. Also Horron
Voiced same Concerns as Pinter's. Prime spoke
not wanting to create a non conforming property.
Kusch also spoke against non conforming
Braqiel spoke about Variance. motion by
Braqiel 2nd Kusch To Approve 4 no
votes Variance denied. Motion adj 7:38
Prime 2nd Braigle

BOYD, LEO J & BETTY J
989 S LINWOOD BEACH RD
LINWOOD, MI 48634-9433

SHEPARD, GRANT A & ELLEN M TRUST
1011 S LINWOOD BEACH RD
LINWOOD, MI 48634-9433

PINTER, CHRISTOPHER T & JANIS D
1017 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

BRIDGEWATER, TODD J
1023 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

VACHON, RAYMOND & SUSAN
1031 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

SAMI, SYED AIJAZ
1035 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631

STEIN, THOMAS A & BECCA M
1039 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

ROSS, JAMES W & MARNA S
1045 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

FOURNIER, WILLIAM & ELAINE
1053 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

WILINSKI, PAUL J & DEBORAH A
1059 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

MICHIGAN DEPT OF NATURAL RESOURCES
PO BOX 30722
LANSING, MI 48909

MCKINLEY, MARK J & KAREN L
1109 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631

BOWMAN, DONALD S & LORENA M
1108 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631

LAGALO, DOUGLAS E TRUST
1063 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

WILINSKI, PAUL J & DEBORAH A
1059 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

FOURNIER, WILLIAM & ELAINE
1053 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

ROSS, JAMES W & MARNA S
1045 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

STEIN, THOMAS A & BECCA M
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PINTER, CHRISTOPHER T & JANIS
1017 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

SHEPARD, GRANT A & ELLEN M TRUST
1011 S LINWOOD BEACH RD
LINWOOD, MI 48634-9433

Gerald Van Wormer II
1031 Brissette Bch
Kawk

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 07/11/18

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel; Excused
Ken Fedak; absent

Applicant; Seth Rowley
1067 Wetters Rd.
Kawkawlin Mi. 48631

Re:
1067 Wetters Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-016-100-040-02

Meeting called to order by Karbowski 7:03 pm with pledge, roll call of board. Karbowski read variance request. Owner wants to build a 3840 sq. ft. 48'x80' pole barn that would be 2120 sq. ft. more than allowed for a 1720 sq. ft. home. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request no responses were received. A copy of Public present sign in sheet attached. Public comment Mr. Krause stated he really did not like the size with the location up front. Also stated by both parties that the location would be worked out between them and he is not against the variance. Karbowski noted that in AR the size and location of the accessory building is different and there are no limits on size or location per township supervisor read to him. Prime stated we should not even be here if that is the case. The board could not find verbiage in the ordinance to verify this. Prime and Kusch not happy with the location but the board felt the sq. footage is what the variance is asking for not the location. Board asked Karbowski to locate the correct page and ordinance referred to and maybe get our ordinance books updated. After questions and discussion by the board a Motion by Karbowski 2nd by Prime to approve variance as submitted contingent on proof the size is unlimited in AR. Must be unanimous 3 votes Voice vote 0 no 3 yes. Variance approved upon proof of size in ordinance. Motion to adjourn by Prime 2nd by Kusch meeting adjourned 7:30 pm

Secretary _____

Meeting bed. Appeals 7-11-18

7:03 Pledge

Karb. read variance stated AR- can be bigger in sq Ft Than Structure Asked Rowley about location of barn. Public MrKrause mentioned about barn in Front of home. Prime noted that not happy with location but variance is for Sq Ft not location. Looking For verbage where AR can have bigger Sq Ft Than R-1. Kusch noted didn't like location & size. Karbowski noted that Supervisor read him #310 #12 & said it could be any size. Motion by Karbowski to approve variance of size contingent upon proof in ordinance that in AR can be bigger than Residence. Yes vote would approv. Y Y Y variance approved Ask Karbowski To get Full books to board. Motion To adjourn Prime 2nd Kush 7:30 noted need unanimous vote of all 3, not just majority

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday July 11, 2018 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Seth Rowley, 1067 Wetters Rd., Kawkawlin, MI. 48631. The purpose of the Variance is to build a 48' x 100' barn which would be larger than the square foot of his house.

Property code is: 09-080-016-100-040-02

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance ✓
Special Meeting _____

This Application will not be accepted incomplete. All required material mu be submitted at least ____ days prior t the next Planning Commission Meeting or ____ days prior to the next Board c Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name _____ Phone _ _____

Address _____

OWNER INFORMATION

Name Seth Rowley Phone 989-280-7384

Address 1067 Wetters Rd Kawkawlin MI 48631

PROPERTY INFORMATION

Address 1067 Wetters Rd Parcel # 09-080- 016-106-040 02 Zoning District _____

Property Size 3.106 acres Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

We have camper trailer and snowmobile trailer and off road vehicles we need stored inside, looks to put barn infront of house because we are for back, and garage in house is being converted to a room.

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

~~Applicants signature~~ _____ Date _____

Material received: Site plan_____ Preliminary Building Plans _____ Other _____

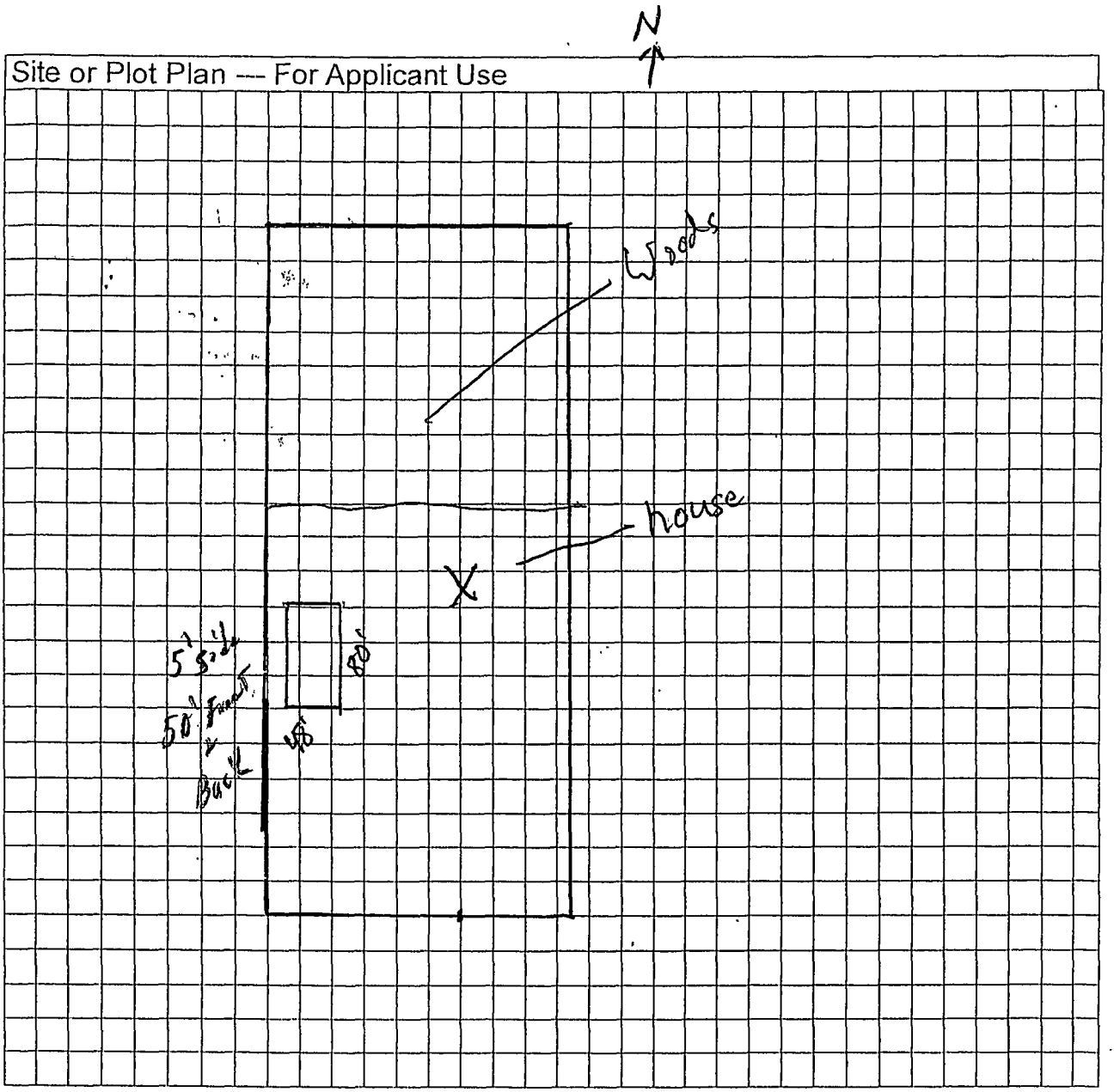
DATE Received 6/18/18 Fee Paid $ 200.00 Received by MC Ck# 5023

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. approved See William Rutkowski minutes

Rev May 5, 2010

Township of Kawkawlin

Site or Plot Plan --- For Applicant Use



Building Permit # _____

Date Issued _____

Project Location _____

Property Owner Seth Rawles

Drawing Submitted By SR

ras:emh 2-00

Attach to Building Permit

080-016-100-040-02

Seth + Keith Rowley

1067 Wetters Rd

Zoned A-R

Variance for Accessory Building being Larger than The principle structure.

Pole Barn 3,840 sq ft

Principle Structure 1,720 sq ft

Page 52

Section 310

Paragraph 12

BAY COUNTY
MICHIGAN·1857

Bay City
Michigan

Bay Area GIS

Map Publication:
06/18/2018 1:43 PM

40m
200ft

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FetchGIS

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BAY COUNTY
MICHIGAN · 1857

Bay City
Michigan

Bay Area GIS

Map Publication:
06/19/2018 2:44 PM

20m
60ft

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Bd Appeals 7-11-18 Public

Jason Krause	1045 Wetters Rd.
Seth Rowley	1067 Wetters Rd.
Brenda Rowley	191 Athlone Beach BC 48706
KEITH ROWLEY	191 ATHLONE BEACH BC 48706
Brittany Shoemaker	18606 N. Huron Rd

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Approved

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday July 11, 2018 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Seth Rowley, 1067 Wetters Rd., Kawkawlin, MI. 48631. The purpose of the Variance is to build a 48' x ~~100~~ 80' barn which would be larger than the square foot of his house.

Property code is: 09-080-016-100-040-02

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

080-016-100-040-02

- Seth + Keith Rowley
  1067 Wetters Rd
  Zoned A-R

Variance for Accessory Building being Larger than The principle structure.

Pole Barn 3,840 sq ft

Principle Structure 1,720 sq ft

Page 52

- section 310

Paragraph 12

A. Linwood force main (meeting to be arranged)
B. 150 celebration
C.
D.
E.

12.New Business

A. Linwood Civic Improvement Club
B. Orkin
C. S Huron rd (Water Shut off)
D.
E.
F.

13.FYI

A.
B.
C.

14.Public Input

15.Adjourn

Next Meeting Feb., 7:00 PM

~~2453~~

24x24

44x26

3 1720

576
1144

3,840

House 1720 Sq ft

Proposed Pole Building 3840

Pole Building Larger than House ground floor.

Section 310

Paragraph 12

Page 52

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KAWKAWLIN TOWNSHIP

APPLICATION FOR:

Site Plan Review
Special Use _____
Rezoning _____
Variance ✓
Special Meeting _____

This Application will not be accepted incomplete. All required material mu be submitted at least ____ days prior t the next Planning Commission Meeting or ____ days prior to the next Board c Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name _____ Phone _ _____

Address _____

OWNER INFORMATION

Name Seth Rowley Phone 989-280-7389

Address 1067 Wetters Rd Kawkawlin MI 48631

PROPERTY INFORMATION

Address 1067 Wetters Rd Parcel # 09-080- 016-106-040-02 Zoning District _____

Property Size 3.106 acres Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

We have camper trailer and snowmobile trailer and off road vehicles we need stored inside, looks to put barn infront of house because we are so far back, and garage in house is being converted to a room.

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature _____ Date _____

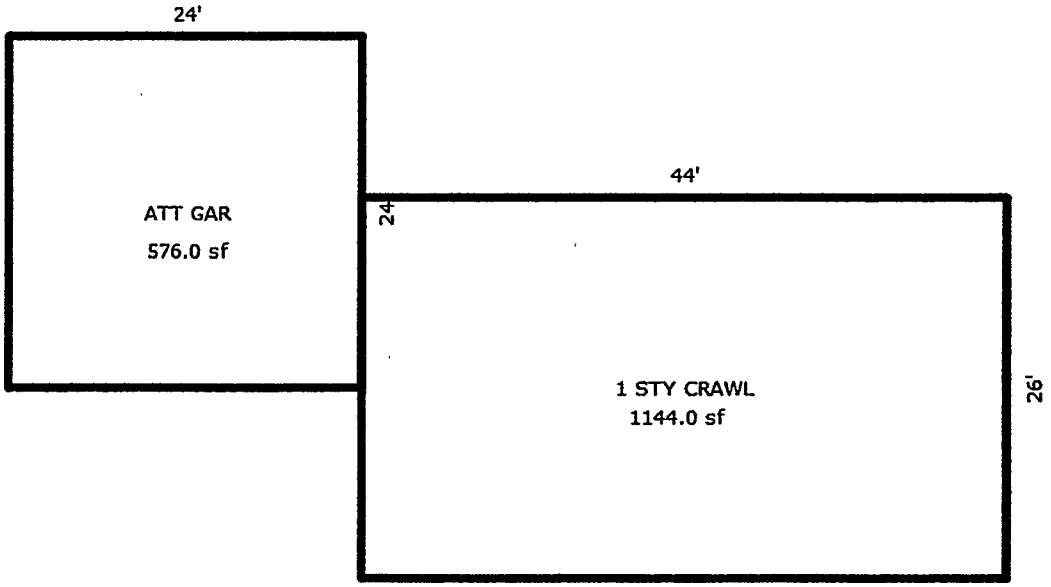
Material received: Site plan _____ Preliminary Building Plans _____ Other _____

DATE Received 6/18/18 Fee Paid $ 200.00 Received by MC Ck# 5023

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. _____

Revised May 5, 2010

Foot Print of House

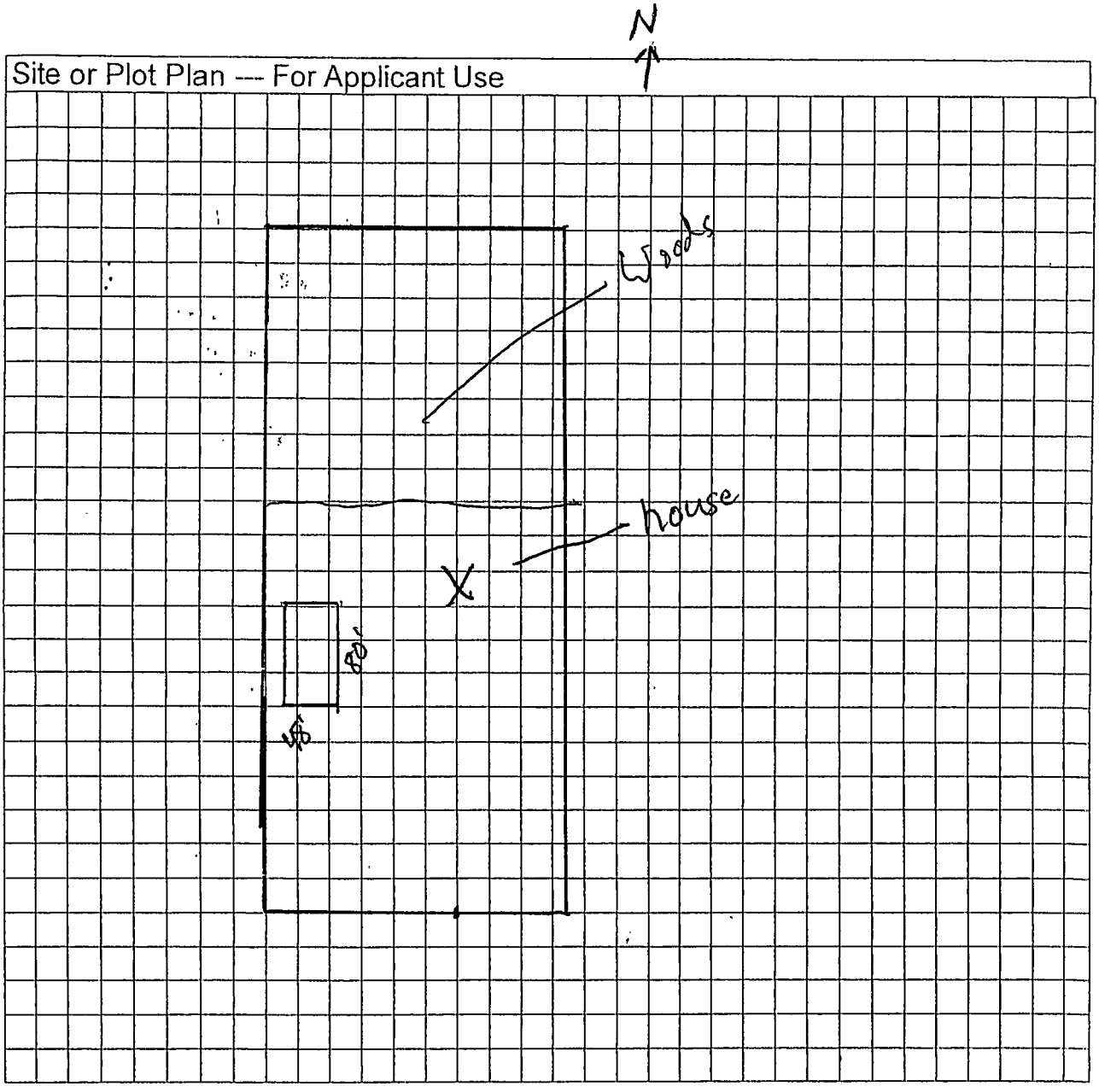


Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Township of Kawkawlin

Site or Plot Plan --- For Applicant Use



Building Permit # _____

Date Issued _____

Project Location _____

Property Owner Seth Rawles

Drawing Submitted By SR

ras:emh 2-00

Attach to Building Permit

BAY COUNTY MICHIGAN·1857

Bay City Michigan

Bay Area GIS

Map Publication:
06/18/2018 1:43 PM

40m
200ft

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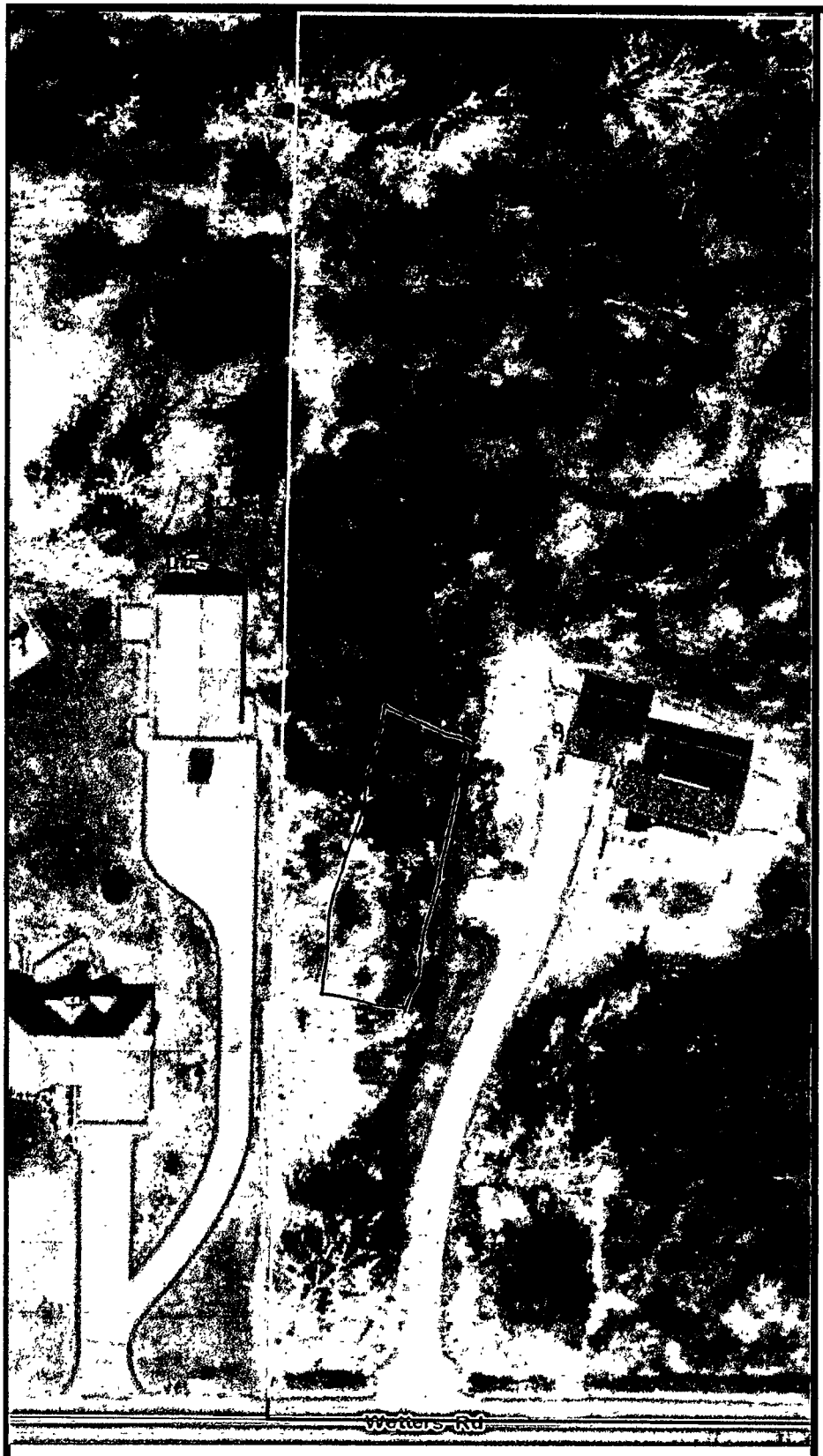

BAY COUNTY
MICHIGAN · 1857

Bay City
Michigan

Bay Area GIS

Map Publication:
06/19/2018 2:43 PM

20m
60ft

powered by FetchGIS

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Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 08/15/18

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;

Applicant; Jay Monville
1202 Bradfield St.
Bay City mi. 485706

Re: 2637 Old Kawkawlin Rd.
Kawkawlin Mi. 48631

Parcel # 080-036-100-110-00
Parcel # 080-036-100-130-00

Meeting continued from Radina variance. Karbowski opened public input. MR. & Mrs. Grezeszak from wetters rd. wanted to see how the meeting was run and what they may need for a variance request. They asked the board numerous questions and response of some were given by the board with nothing confirming that a request would be allowed or not allowed. The board instructed Karbowski to talk with the zoning administrator about size of footprints if they included the garage and breezeways, Also noted that the paper work given to us again did not have the zoning district and the ordinance reference in question. Karbowski read variance request for Monville. Owner wants to put 2 horses on the property which is about 3.5 acres where the ordinance requires 5 acres for the first and 2.5 for each after that. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request 0 responses were received. A copy of Public present sign in sheet attached. No public spoke. After a discussion by the board it was noted that 3.5 just not close enough from a required 7.5 acre parcel. Prime noted that the parcel was abutting some commercial properties and people do not fence in the whole area and also that there would be shelter for the horses to consider also. a Motion by Karbowski 2nd by Bragiel to approve variance as submitted. Voice vote 3 no 1 yes Prime. Variance denied as submitted Motion to adjourn by Prime 2nd by Bragiel meeting adjourned 8:12pm

Secretary

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday August 15, 2018 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Jay Monville, 1202 Bradfield St., Bay City, MI. 48706. He is purchasing the property at 2637 Old Kawkawlin Rd., Kawkawlin, MI. 48631. He wants to put 2 horses on the property which is about 3.5 acres total, the ordinance calls for 5 acres.

Property code are: 080-036-100-110-00 & 080-036-100-130-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance $200
Special Meeting _____

This Application will not be accepte incomplete. All required material n be submitted at least ____ days prio the next Planning Commission Meetin or ____ days prior to the next Board Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name Jay Manville Phone 985-522-4116

Address 1202 Bradfield St Bay City Mi 48706

OWNER INFORMATION

Name Harold Sampier 989 4140733 Phone _____

Address 2637 old Kawkawlin Rd Kawkawlin Mi

PROPERTY INFORMATION

Address 2637 old Kawkawlin Rd Parcel # 09-080- 036-100-110-00 Zoning District _____
09-080-036-100-130-00

Property Size 2.06 & 1.2 Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Bring 2 Horses to the property when We Move there, were going to purchase the property from the family.

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

~~Applicants signature~~ _____ Date _____

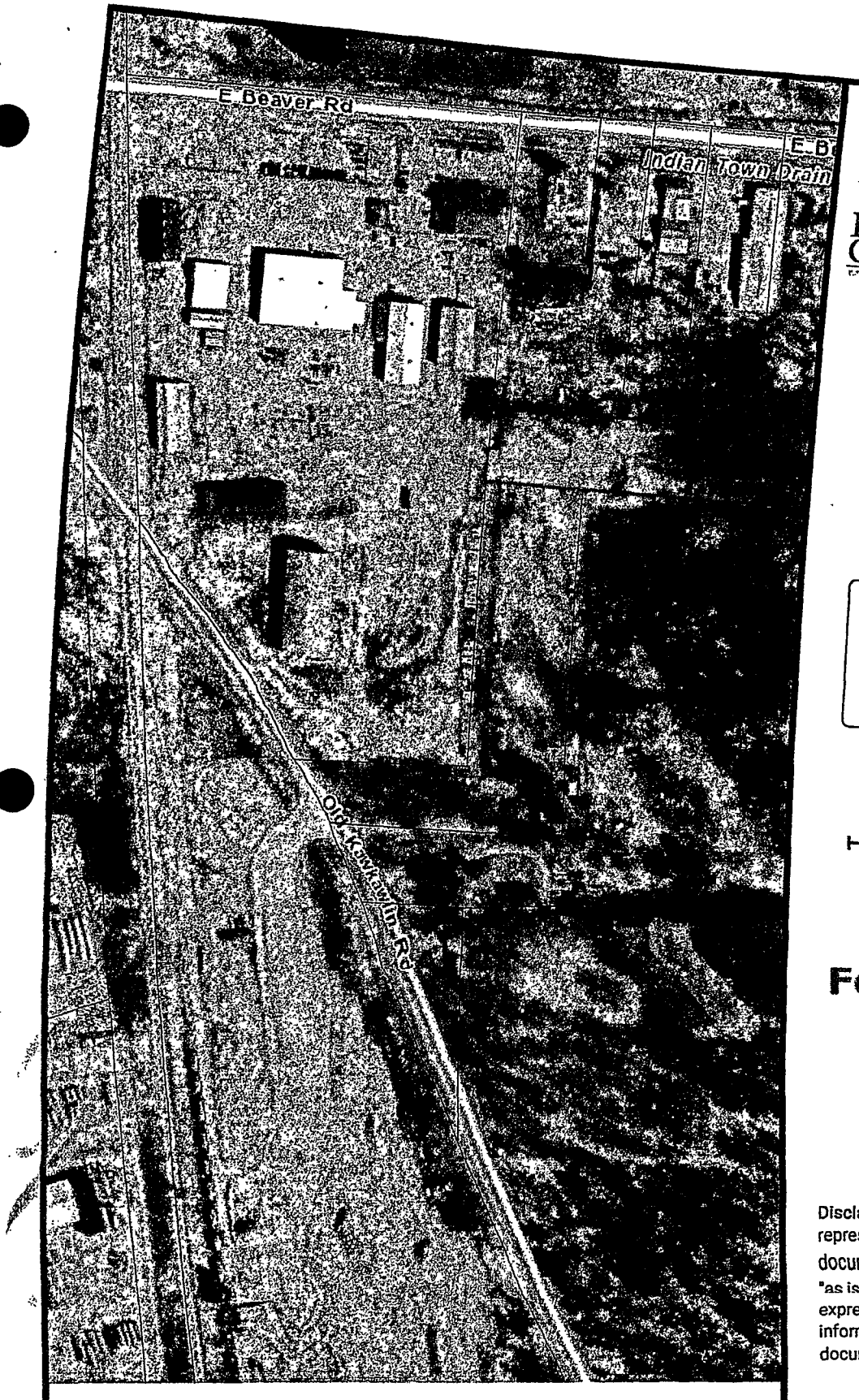
Material received: Site plan_____ Preliminary Building Plans _____ Other _____

DATE Received _____ Fee Paid $ _____ Received by _____

SITE PLAN APPROVED Owner _____ Date 8-16-18 P.C. _____ Z.A. Denied

William Kaukonis
Kenneth S Brazel
Amy Comb

Revised May 5, 2010



BAY COUNTY MICHIGAN 1857

Bay City Michigan

Bay Area GIS

Map Publication:
08/15/2018 4:03 PM

100m
300ft

powered by FetchGIS

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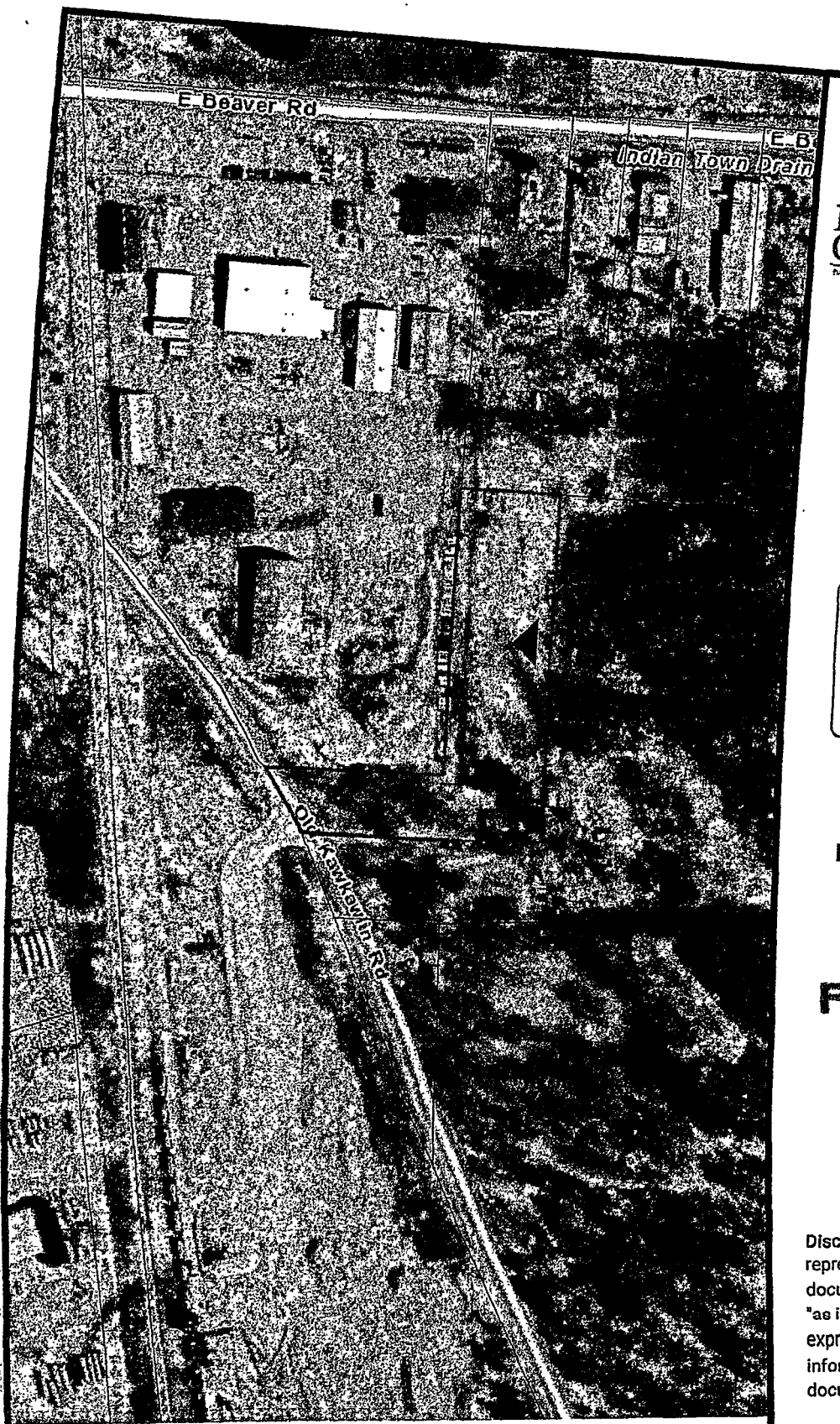

BAY COUNTY MICHIGAN

Bay City Michigan

Bay Area GIS

Map Publication:
08/15/2018 4:03 PM

100m
300ft

powered by FetchGIS

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opened 7:00
Radina Road variance looked into ordinance
noted garages not included in Foot print
shows 900 Sq FT bigger Than house. Motion To
Approve Variance as requested Prime 2nd garbawski
Braigle sould be liked Size 4- yes. Garbawski To
Talk To Braigel about Foot print & howwe interpid.
motion approved
Public Paula & Hally Grezeszak 1685 wetters Rd
asked about if a variance would enclade sq FT of
garage. 7:54
open for 2nd variance request 2 Horses on 3.5
acres Motion by Karbawsi second Braigle To
allow Variance as requested no 3 yes 1 Prime
motion denied.
Board talked about Footprints
Motion To adjourn 8:12 Prime 2nd Braigle

Public Bid of Appeals 8-15-18

Ryan Rawina 1718 E North Bostell Rd

Paula + Harry Grezeszak 1685 Wetters Rd

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[illegible]

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 08/15/18

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;

Applicant; Ryan Radina
1781 E. North Boutell Rd.
Kawkawlin Mi. 48631

Re:
1781 E. North Boutell Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-010-200-215-08

Meeting called to order by Karbowski 7:00 pm with pledge, roll call of board. Fedak absent. Karbowski read variance request. Owner wants to build a 2400 sq. ft. 40'x60' pole barn that would be more than allowed for a 1500 sq. ft. home. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request 0 responses were received. A copy of Public present sign in sheet attached. Public comment Mr. Radina spoke and noted that he talked to the neighbors and they had no objections; A discussion by the board in regards to the footprint of a residence if it included attached garages and breezeways. It was also noted that the sq. foot of the home main floor was about 1505 sq. ft. even with adding the garage of about 576 sq. ft. the pole barn would require a variance as the total of home with garage would be 2081 sq. ft. and the barn 2400 sq. ft. After questions and discussion by the board a Motion by Prime 2nd by Karbowski to approve variance as submitted. Voice vote 0 no 4 yes. Variance approved as submitted. Meeting to next order of business Mr. Monville

Secretary

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 08/15/18

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel;
Jeff Kusch

Applicant; Jay Monville
1202 Bradfield St.
Bay City Mi. 48706

RE: 2637 Old Kawkawlin Rd. Kawkawlin Mi. 48631

Applicant: Ryan Radina
RE: 1781 E. North Boutell Rd. Kawkawlin Mi. 48631

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 08/15/18

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;

Applicant; Ryan Radina
1781 E. North Boutell Rd.
Kawkawlin Mi. 48631

Re:
1781 E. North Boutell Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-010-200-215-08

Meeting called to order by Karbowski 7:00 pm with pledge, roll call of board. Fedak absent. Karbowski read variance request. Owner wants to build a 2400 sq. ft. 40'x60' pole barn that would be more than allowed for a 1500 sq. ft. home. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request 0 responses were received. A copy of Public present sign in sheet attached. Public comment Mr. Radina spoke and noted that he talked to the neighbors and they had no objections; A discussion by the board in regards to the footprint of a residence if it included attached garages and breezeways. It was also noted that the sq. foot of the home main floor was about 1505 sq. ft. even with adding the garage of about 576 sq. ft. the pole barn would require a variance as the total of home with garage would be 2081 sq. ft. and the barn 2400 sq. ft. After questions and discussion by the board a Motion by Prime 2nd by Karbowski to approve variance as submitted. Voice vote 0 no 4 yes. Variance approved as submitted. Meeting to next order of business Mr. Monville

Secretary

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday August 15, 2018 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Ryan Radina, 1781 E. North Boutell Rd., Kawkawlin, MI. 48631. The purpose for the Variance Permit is so he can build a pole barn which would be larger than the square foot of his house.

Property code is: 09-080-010-200-215-08

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance $200
Special Meeting _____

This Application will not be accepted incomplete. All required material mu be submitted at least ____ days prior t the next Planning Commission Meeting or ____ days prior to the next Board c Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name Ryan Radina Phone 860-6708

Address 1781 E North Bostell Rd

OWNER INFORMATION

Name _____ Phone _____

Address _____

PROPERTY INFORMATION

Address _____ Parcel # 09-080- 010-200-215-08 Zoning District _____

Property Size 8.41 ac Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

40 x 60 pole barn

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

~~Applicants signature~~ R-N Date 7-23-18

Material received: Site plan X Preliminary Building Plans ____ Other _____

DATE Received _____ Fee Paid $ _____ Received by _____

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. approved

William Kozlowski
Kenneth Bruce

Revised May 5, 2010

Public Brd Appeals 8-15-18

Ryan Rudina 1718 E North Bostell Rd

Paula & Harry Grezeszak 1685 Wetters Rd

RETAIN THIS IMAGE
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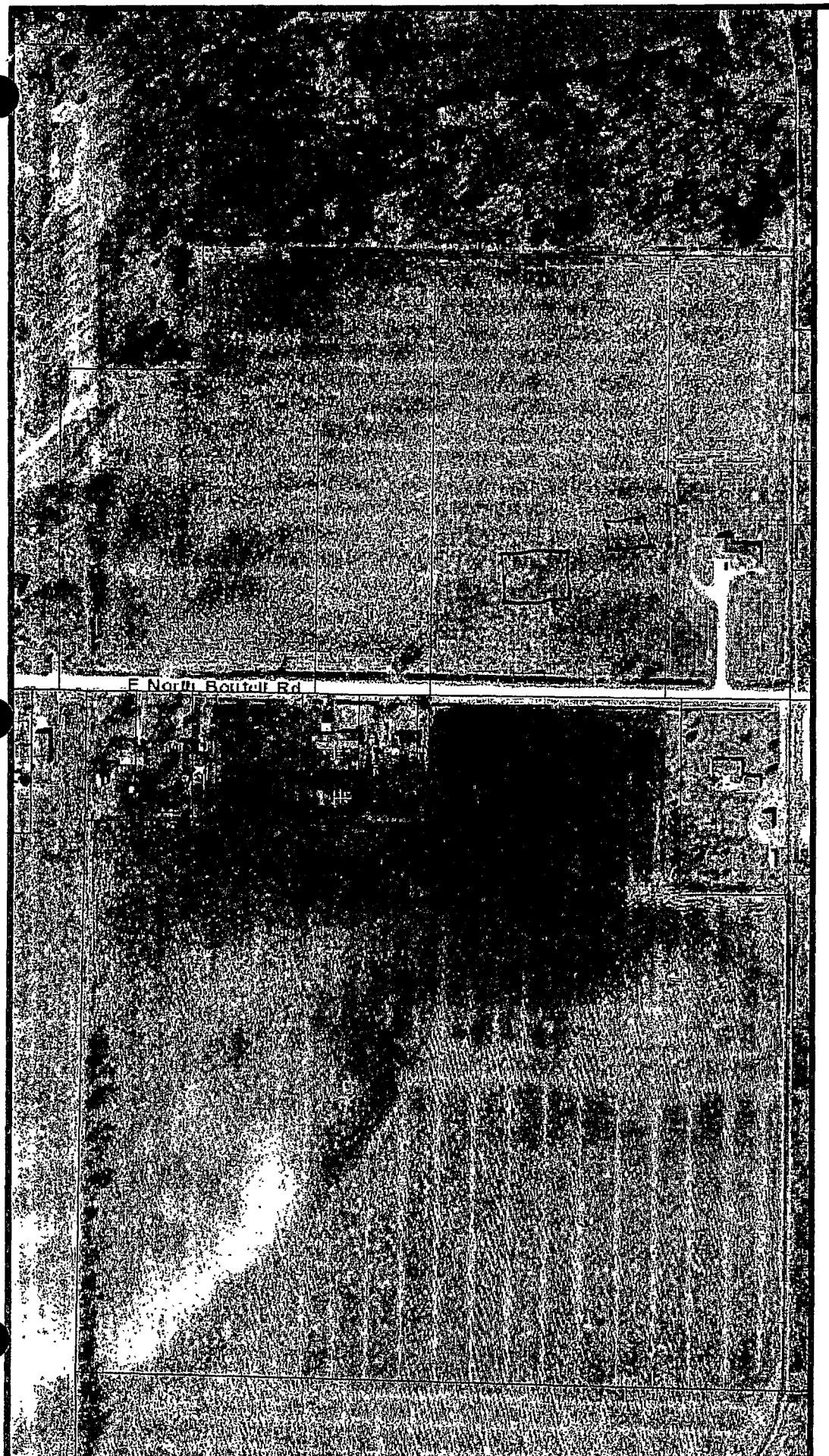


Bay County Michigan 1857

Bay City Michigan

Bay Area GIS

Map Publication:
07/20/2018 9:08 AM

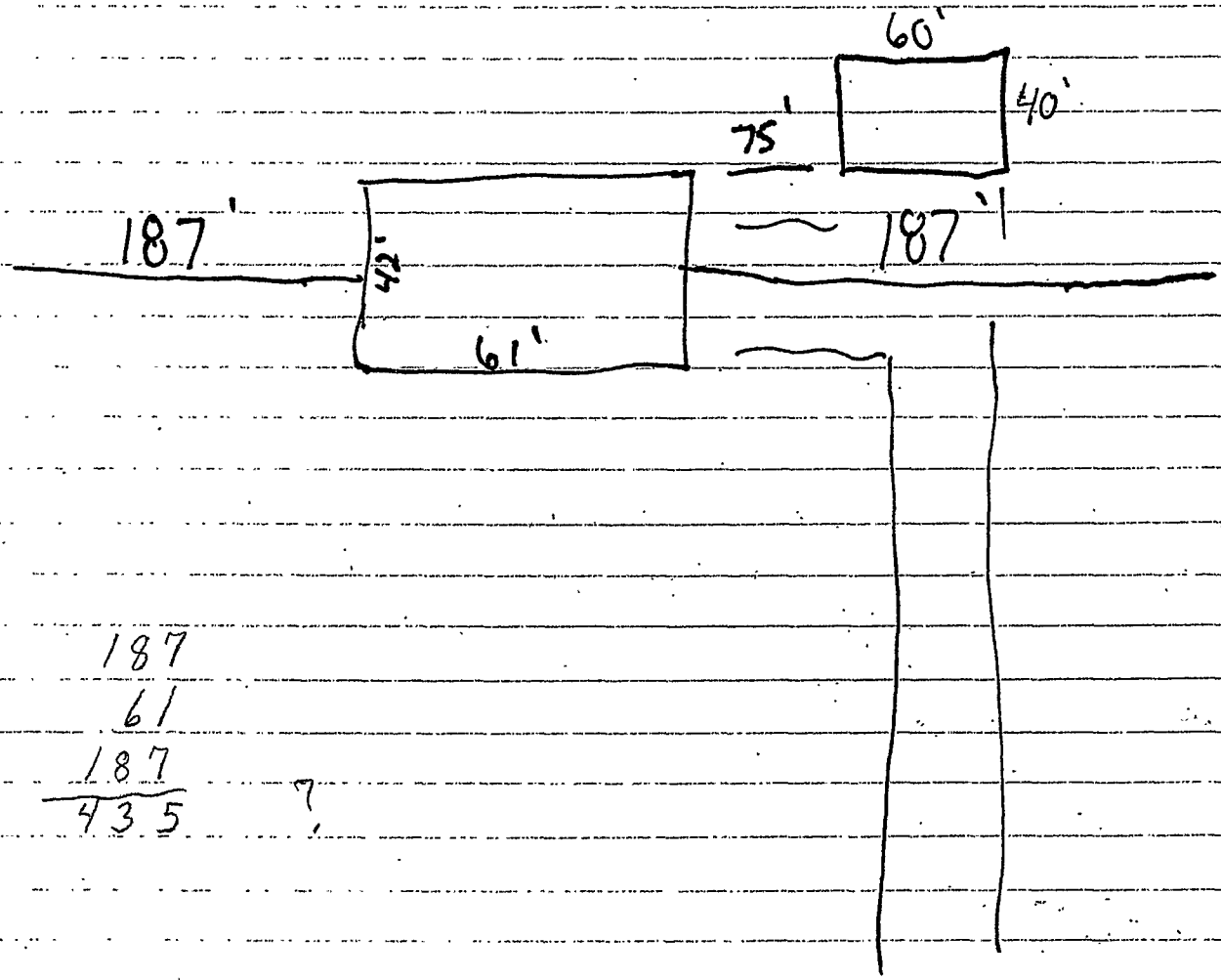
100m
300ft

powered by FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Bay City/County expresses no warranty for the information displayed on this map document.

432.66'

840.00'

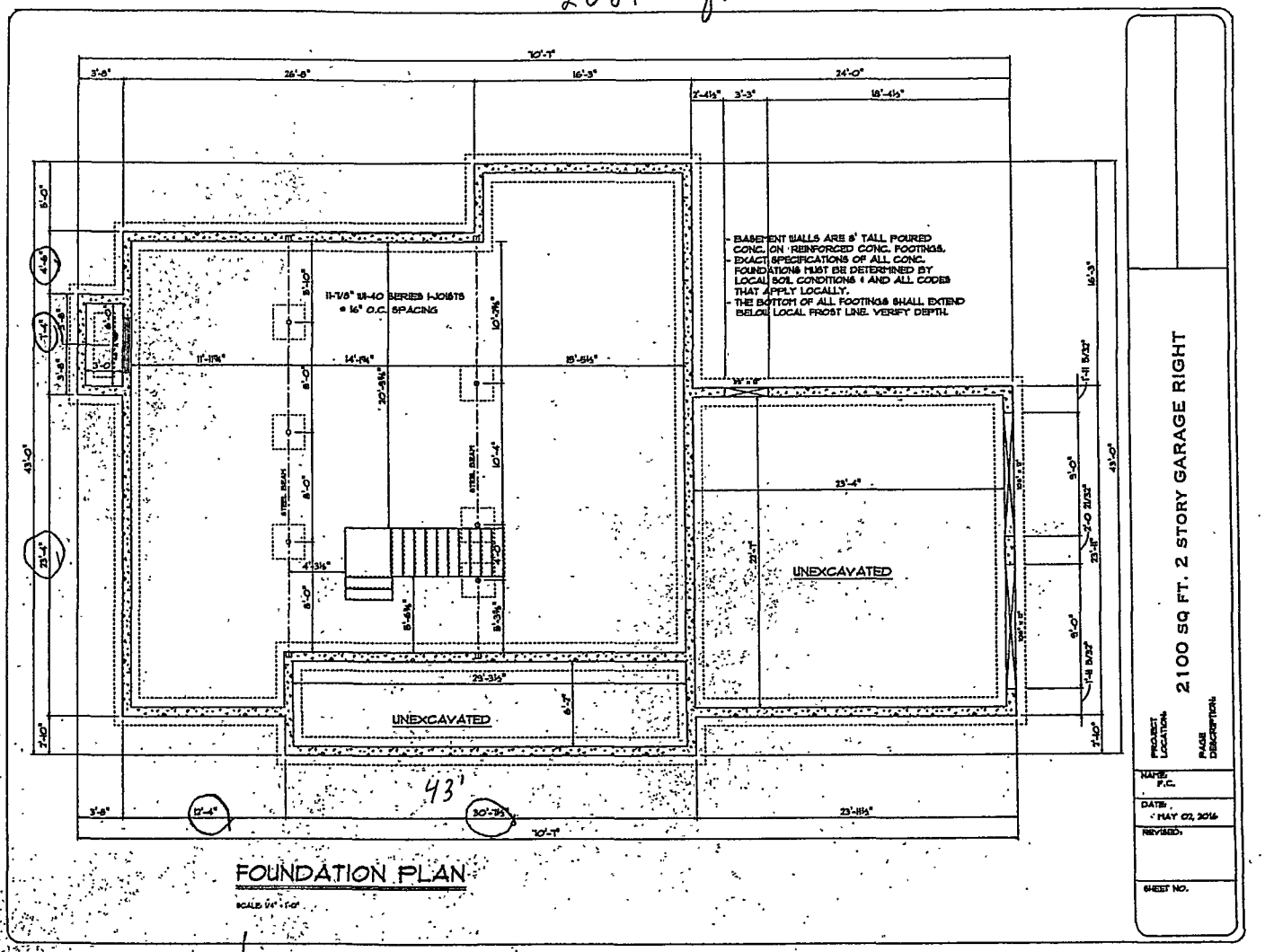


187
61
187
435

43x35

house only 1505 sqFT
Garage 576 sqFT
2081 sqFT.

Pole barn
2400 sqFT



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

1 1 6 11
4 1 4 11
7 1 4 11
23 1 4 11
35 1 2 11

43
X 35
1505 SqFT

12 1 4 11
30 1 7 1/2
43'

PDF created with pdfFactory trial version www.pdffactory.com

opened 7:00
Rading Road variance looked into ordenance
noted garages not included in Foot print
Shows 900 Sq FT bigger Than house. Motion To
Appove variance as requested Prime 2nd garbawski
Braigle should be liKed Size 4-yes. Garbawski To
Talk To Brogiel about Foot print & howwe interpid.
motion approved
Public Paula & Harry Grezeszak 1685 wetters Rd
asked about if a varimee would enclade sq ft of
garage. 7:54
open For 2nd variance request 2 Horses on 3,5
acres Motion by Karbawsi second Braigle To
allow Variance as requested no 3 yes 1 Prime
motion denied.
Board Talked about Footprints
Motion To adjourn 8:12 Prime 2nd Braigle

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 08/15/18

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel;
Jeff Kusch

Applicant; Jay Monville
1202 Bradfield St.
Bay City Mi. 48706

RE: 2637 Old Kawkawlin Rd. Kawkawlin Mi. 48631

Applicant: Ryan Radina
RE: 1781 E. North Boutell Rd. Kawkawlin Mi. 48631

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 08/15/18

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;

Applicant; Jay Monville
1202 Bradfield St.
Bay City mi. 485706

Re: 2637 Old Kawkawlin Rd.
Kawkawlin Mi. 48631

Parcel # 080-036-100-110-00
Parcel # 080-036-100-130-00

Meeting continued from Radina variance. Karbowski opened public input. MR. & Mrs. Grezeszak from wetters rd. wanted to see how the meeting was run and what they may need for a variance request. They asked the board numerous questions and response of some were given by the board with nothing confirming that a request would be allowed or not allowed. The board instructed Karbowski to talk with the zoning administrator about size of footprints if they included the garage and breezeways, Also noted that the paper work given to us again did not have the zoning district and the ordinance reference in question. Karbowski read variance request for Monville. Owner wants to put 2 horses on the property which is about 3.5 acres where the ordinance requires 5 acres for the first and 2.5 for each after that. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request 0 responses were received. A copy of Public present sign in sheet attached. No public spoke. After a discussion by the board it was noted that 3.5 just not close enough from a required 7.5 acre parcel. Prime noted that the parcel was abutting some commercial properties and people do not fence in the whole area and also that there would be shelter for the horses to consider also. a Motion by Karbowski 2nd by Bragiel to approve variance as submitted Voice vote 3 no 1 yes Prime. Variance denied as submitted Motion to adjourn by Prime 2nd by Bragiel meeting adjourned 8:12pm

Secretary

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 09/05/18

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;

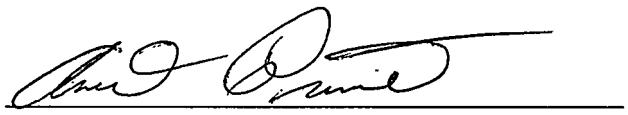
Applicant; Fritz Dore
1026 9 Mile Rd.
Kawkawlin Mi. 48631

Re:
2455 S Huron Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-026-400-025-01

Meeting called to order by Karbowski 7:10 pm with pledge, roll call of board. Fedak absent. Karbowski read variance request. Owner wants to relocate North Point Bar & Grill, an existing business building to another location on the property that would cause improper setbacks. Highway commercial c1 district requires 45' frontage setback and this corner lot has 3 roads which would be considered front setbacks. Also noted that a mailing was done to notify area residents of the request one response was received. Response was asking for relocation of the dumpster, it was noted that is not what we are there for and that will be handled by the site plan. A copy of Public present sign in sheet attached. Public comment Owner spoke noting that the existing structure was unsalvageable and noted that the existing foundation could not be used because of new building codes. The relocation would make the building more in line with setbacks than the old location was. He also stated that from what he has been told AuSable road was to be closed off in a couple of years. Prime thought that because the lot and building were established before the existing ordinance that the lot would be unbuildable if the current setbacks were enforced and not the intent to of the ordinance to do that to existing lots and owners. Kusch asked if the building could be smaller or relocated to get it a bit closer to the setbacks required. Owner stated that they were still looking at that but this was the best they could come up with. After questions and discussion by the board a Motion by Karbowski 2nd by Bragiel to approve variance as submitted for setbacks on all sides. Voice vote Kusch no 3 yes. Variance passed as submitted. Motion to adjourn Bragiel 2nd Karbowski meeting adjourned 7:31 pm.

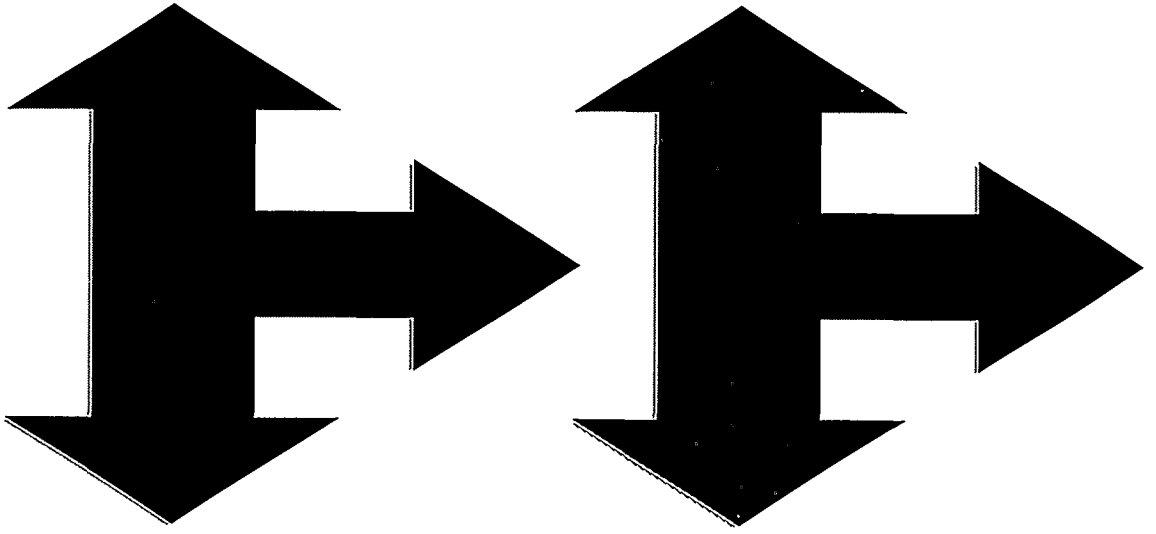
Kusch informed the board that he will be out of town from October 19th. thru November 25th. Karbowski stated that the supervisor will contact the zoning board for a new representative to set on the appeals board as Fedak has prior commitments for Wednesdays.

Secretary 

BOA member

Fritz Dore is required to apply for a variance due to the property being situated in a triangle bordered by three roads which gives the property three front setbacks. The setback is 45 feet on each side. Zoned C-2 page 50

Dennis definition pg. 13 69.a



Kawkawlin Bd appeals 9-5-18
Pledge open 7:10 Karbowski
Karbowski read variance request. Owner wants to
move building current location Looking for variance
setback on old Kawkawlin Huron & Beaver Rd. Existing
Bld not salvagable & cannot be built on existing
Foundation. One response requesting dumpter
be relocated. Nothing to do with bd of appeals.
Motion Karbowski 2nd Bragiel To allow Variance
Front-w-s of building. Board Thought, it was
an existing parcel before ordenance and would make
Parcel unbuildable. Motion approved Prime
Bragiel Karbowski, no Kusch Motion adjourn
7:31 Bragiel 2nd Karbowski.
noted Kusch will be out of town Oct

Oct 19 - Nov-25

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday September 5, 2018 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Fritz Dore, 1026 9 Mile Rd., Kawkawlin, MI. 48631. The Variance is to rebuild North Point Bar & Grill, 2455 S. Huron Rd., Kawkawlin, MI. 48631. They want to move the building to the south which would cause improper setbacks.

Property code is: 09-080-026-400-025-01

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Gregory A. Petrimoulx
Kawkawlin Township Clerk

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance #200.
Special Meeting _____

This Application will not be accepte incomplete. All required material m be submitted at least ____ days prior the next Planning Commission Meetin or ____ days prior to the next Board Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name Fritz Dore Phone 989-751-05

Address 1026 9 Mile Rd Kawkawlin MI 48631

OWNER INFORMATION

Name Elaine Dore Trust Land Contract to Dore Buildin Company Phone 989667-9099

Address 1026 9 Mile Rd. Kawkawlin MI 48631

PROPERTY INFORMATION

Address 2455 S. Huron Rd. Parcel # 09-080- 026-400-025-01 Zoning District 80

Property Size .56 Acres Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

ReBuild Bar & Grill

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature _____ Date 8-17-18

Material received: Site plan_____ Preliminary Building Plans _____Other _____

DATE Received _____Fee Paid $ _____Received by _____

SITE PLAN APPROVED Owner _____ Date 9-5-208 P.C. _____Z.A. Approved

yes William Karbowsky
yes Kenneth S Bayne
yes Amy Quinn
no

Revised May 5, 2010

Sign in sheet

Board of Appeals 9-5-18

Forty One 2076 Mosher Rd

J.M. Burke Jr. 2426 E. Beaver

Ellen S. Burke 2426 E. Beaver

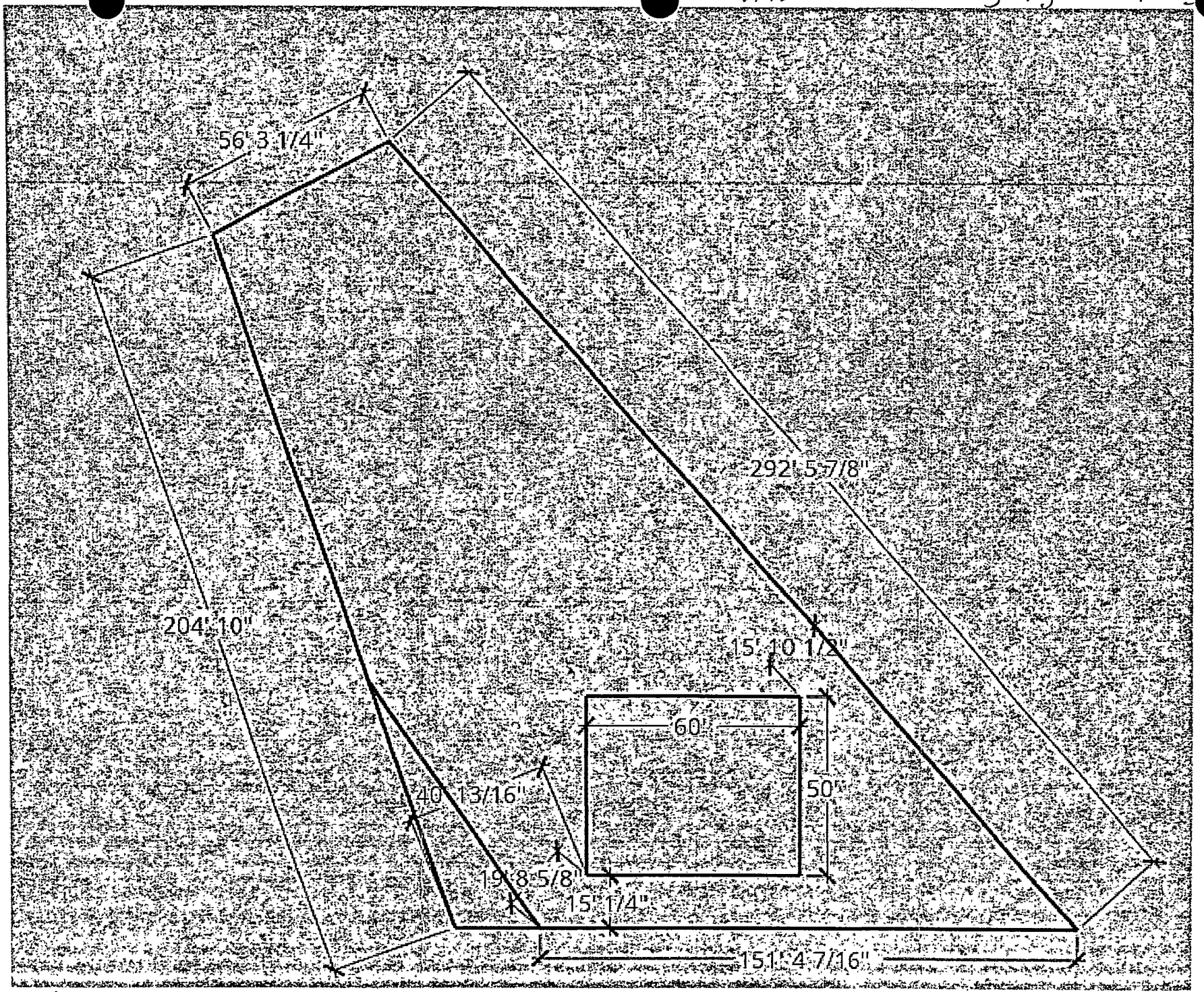
Nesbitt Charles Papke

2505 E Beaver Rd

Kawkawlin, MI 48631

Justin Burke 2426 E Beaver Rd

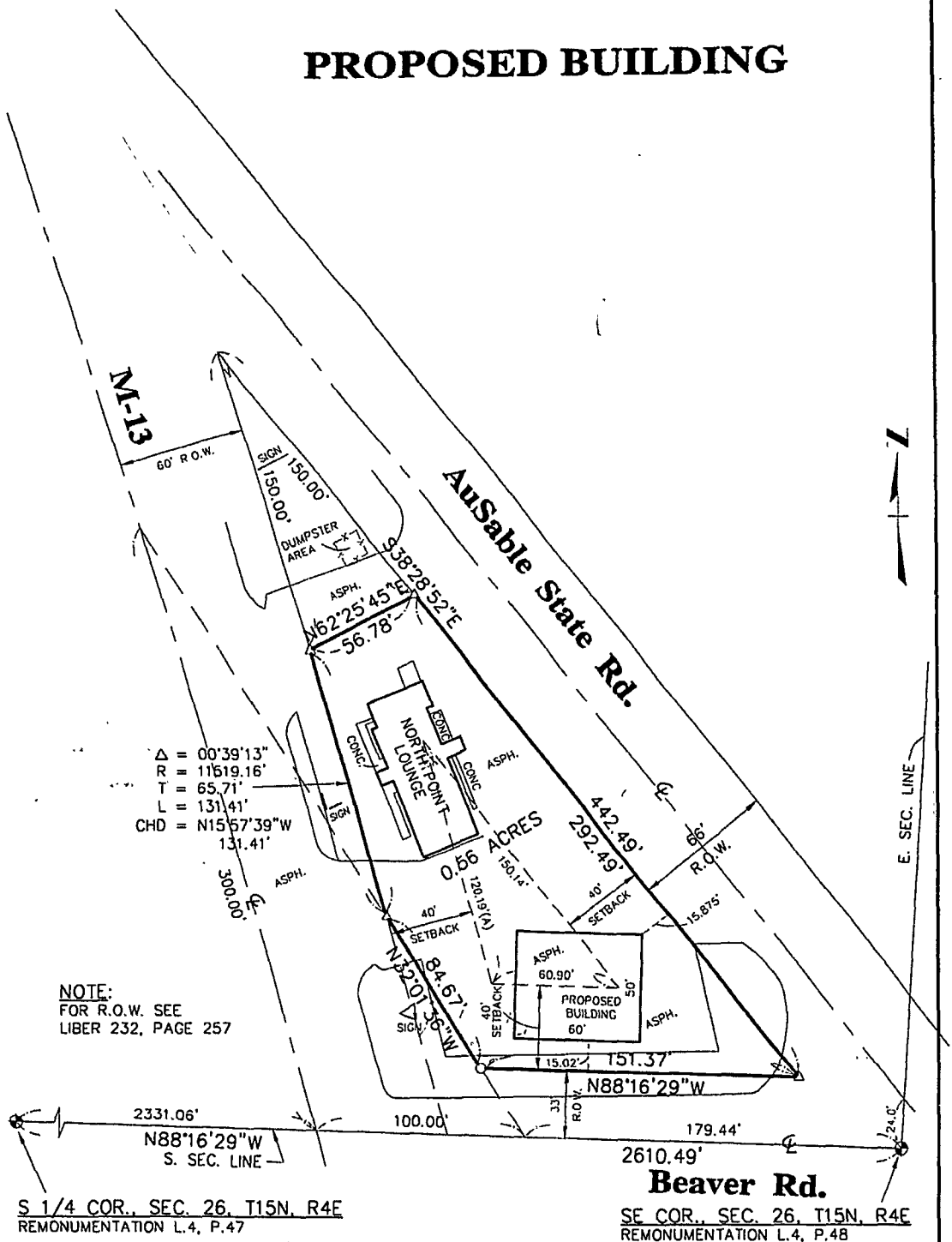
Also nonconforming pg 61 #4 5 of 10 b



Formal drawing to be provided 8/22/18

45 Setback is from street Right of way pg 45

PROPOSED BUILDING



Kevin T. Pomaville, P.S. 43066

APEX
LAND SURVEYORS, L.L.C.
820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Fax (989) 697-2594

Survey for:

FRITZ DORE
1026 NINE MILE ROAD
KAWKAWLIN, MICHIGAN 48631

Scale: 1"=60'
0' 30' 60' 120'

Drawn by: CAU | Survey Date: 7/2/2018

Sheet 2 of 2 | Job No.: 18S0130SP

Sept 5, 2018

Kawkawlin Township Board of Appeals,

We received notification of North Point Bar & Grills Variance Permit. We are excited that they are rebuilding and look foward to seeing the building updated. Our only concern is the placement of the garbage dumpster. Due to as close to the building our house would be, we worry about the smells coming from the dumpster and the sight of it. If they could consider not putting the dumpster on the southeast, across from our address, that would be awesome.

Best Wishes,

Charles + Misty Payne
2505 E Beaver Rd
Kawkawlin, MI 48631
Phone # (810) 338-8759

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 09/05/18

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel;
Jeff Kusch

Applicant; Fritz Dore
1026 9 Mile rd.
Kawkawlin Mi. 48631

RE: 2455 S. Huron Rd. Kawkawlin Mi. 48631

KICZENSKI, DAVID
2525 E BEAVER RD
KAWKAWLIN, MI 48631

HAVERCAMP, JOSHUA
2521 E BEAVER RD
KAWKAWLIN, MI 48631-9402

RAHN, ROSE MARIE
2515 E BEAVER RD
KAWKAWLIN, MI 48631-9402

PAPKE, CHARLES S & MISTY
2505 E BEAVER RD
KAWKAWLIN, MI 48631-9402

ELLISON, EDWIN R
2473 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631

COMTOIS, ANDREW & KAYLA
2471 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631

DUFRESNE, RITA J
2467 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631-9403

REED, PAUL & MARY
2447 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631-9403

MICHIGAN ELECTRIC TRANSMISSION CO
27175 ENERGY WAY
NOVI, MI 48377

DORE, ELAINE P TRUST
1101 E BEAVER RD
KAWKAWLIN, MI 48631

RYNERSON, PAMELA L
2443 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631-9403

LDG KAWKAWLIN MI LLC
345 PARK AVE 8TH FLR
NEW YORK, NY 10154

BURKE, JAMES M JR & ELLEN S
2426 E BEAVER RD
KAWKAWLIN, MI 48631

ST MARTIN, LEE & JANE
3340 MACKINAW RD
PINCONNING, MI 48650

ST MARTIN, MICHAEL LEE & TAMERA
2520 S HURON RD
KAWKAWLIN, MI 48631

FAD REAL ESTATE LLC
825 BEAVER RD
KAWKAWLIN, MI 48631

COLLINS MONDEAU LLC
2590 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631

GITTINS, CINDY M
2517 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631-9104

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 09/26/18

Board Members present
Chairman Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;

Applicant; Paula Grezeszak
1685 Wetters Rd.
Kawkawlin Mi. 48631

Re:
1685 Wetters Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-015-100-030-00

Meeting called to order by Karbowski 7:00 pm with pledge, roll call of board, Fedak absent. Karbowski read variance request. Owner wants to build a pole building 36'x48' 1728 sq. ft. the property has one out building this would be a 2nd accessory building. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with no response . A copy of Public present sign in sheet attached. Karbowski noted with the ag area and the size of the lot with the location of the new structure he did not have a problem with the request. Kusch noted that he considered the back accessory building as an unattached garage therefore this would be the only accessory building and the sq. foot of principle structure is 2,247 which is more than the new building. After questions and discussion by the board a Motion by Bragiel 2nd by Kusch to approve variance as submitted, Voice vote 0 no 4 yes. Variance approved. The board discussed changing meetings to another night so that Mr. Fedak could attend and decided to try Thursday nights, Karbowski will inform the supervisor to let Mr. Fedak know. Motion to adjourn by Prime 2nd by Kusch to adjourn meeting adjourned 7:16 pm

Secretary

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance #200.00
Special Meeting _____

This Application will not be acceptec incomplete. All required material m be submitted at least ____ days prior the next Planning Commission Meetinc or ____ days prior to the next Board Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name _____ Phone _ _____

Address _____

OWNER INFORMATION

Name Paula Grezeszak (Harry) Phone 450-1989

Address 1685 WETTERS Kawkawlin, MI 48631

PROPERTY INFORMATION

Address _____ Parcel # 09-080- 015-100-030-00 Zoning District R1

Property Size 400w x 300d Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

I would like to get a second building not connected Size of new pole barn 36x48 with 16 foot walls

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature Paula Grezeszak Date 9-4-18

Material received: Site plan_____ Preliminary Building Plans ____ Other ✓

DATE Received 9-4-18 Fee Paid $ 200.00 Received by JP

SITE PLAN APPROVED Owner _____ Date 9-26-18 P.C. _____ Z.A. approved

William Karbowski
Kenneth Bragg

Revised May 5, 2010

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday September 26, 2018 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Paula Grezeszak, 1685 Wetters Rd., Kawkawlin, MI. 48631. She wants' to build a second out building, which would be a 36x48 pole barn with 16 ft walls.

Property code is: 09-080-015-100-030-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

Public Sign in Sheet

Kankakee Board of appeals 9-26-18

Paula + Harvey Greyesyal 1685 Wetters Kankakee

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9-26-18 Bd Appeals
Meeting open 7:00 PM Pledge Garbowski read variance request. Mailing done no mail response.

Garbowski saw no problem. Kusch stated the other out building would be garage & therefore the other bld would be 1 accessory, Sq Footage is smaller than house Motion Bragiel 2nd Kusch To allow variance as requested voice vote Yes 0 no. motion approved Board decided To switch from Wednesday To Thursday Evening. Meeting To adjourn 7:16 Arnie 2nd Kusch

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 09/26/18

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel;
Jeff Kusch

Applicant; Paula Grezeszak
1685 Wetters Rd.
Kawkawlin Mi. 48631

RE: 1685 Wetters Rd. Kawkawlin Mi. 48631

Page 52

Section 310 – Regulations for Accessory Structure

Paragraph 11

House Sq. ft 1,161
Breezeway Sq ft 414
All Garage Sq ft 672
Total Sq ft 2,247 sq ft

Pole barn request 36x48 = $1,728

Summitted by Dennis B

Parcel Number: [redacted]9-080-015-100-030-00 Jurisdiction: KAWKAWLIN Township [redacted] County: BAY Printed on [redacted] 09/26/2018

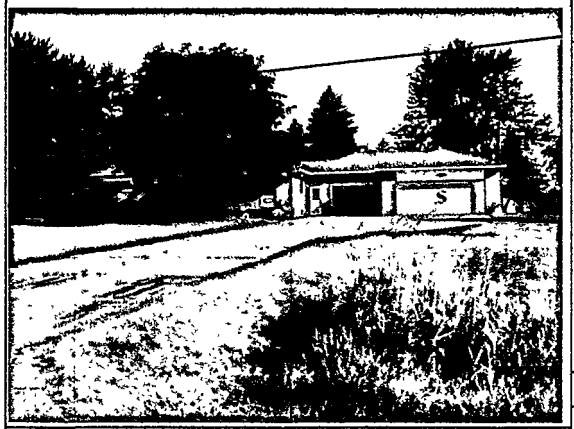
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL - IMP	Zoning:	Building Permit(s)	Date	Number	Status
1685 WETTERS RD	School: 09010 Bay City Public					
	P.R.E. 100% / /					
Owner's Name/Address	MAP #:					
SATKOWIAK, RAYMOND R & CECELIA C & HUGO, LUANN & SATKOWIAK, P 1685 WETTERS RD KAWKAWLIN MI 48631-9429	2019 Est TCV 139,466 TCV/TFA: 120.13					

Tax Description

E 400 FT OF W 600 FT OF S 300 FT OF E 1/2 OF NW 1/4. SEC.15,T15N, R4E LIFE ESTATE

Comments/Influences



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Kawkawlin, County of Bay, Michigan

X	Improved	
	Vacant	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
JF	01/12/2013	INSPECTION
B&K	09/01/2012	Inspected

Land Value Estimates for Land Table 11.res acrage

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RES ACR TABLE A			2.760	Acres	9,087	100		25,080
			2.76	Total Acres	Total Est. Land Value =			25,080

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.40	3100	50	3,720
Total Estimated Land Improvements True Cash Value =				3,720

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	12,550	57,200	69,750			55,630C
2018	12,550	45,900	58,450			55,630C
2017	12,550	46,850	59,400			54,486C
2016	13,050	40,950	54,000			54,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1955	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled	X	Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster	

(7) Excavation

Basement: 1161 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 30
Floor Area: 1,161
Total Base New : 209,118 E.C.F.
Total Depr Cost: 146,383 X 0.756
Estimated T.C.V: 110,666

(16) Porches/Decks

Area	Type
80	WPP
32	CCP (1 Story)
414	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

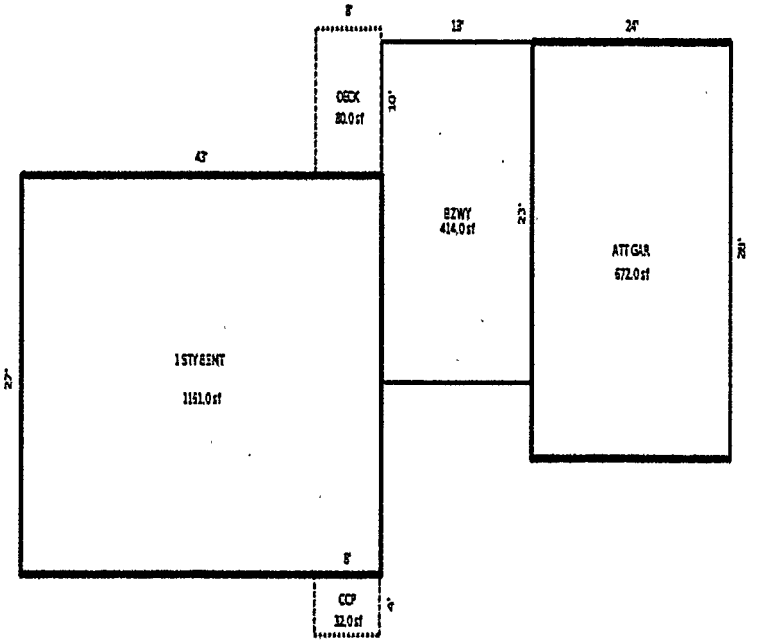
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1955
(11) Heating System: Forced Heat & Cool
Ground Area = 1161 SF Floor Area = 1161 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,161		
			Total:	147,209	103,048
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			1	2,403	1,682
Water/Sewer					
1000 Gal Septic			1	3,760	2,632
Public Water			1	1,155	808
Porches					
WPP			80	2,082	1,457
CCP (1 Story)			32	810	567
Garages					
Class: C Exterior: Brick Foundation: 42 Inch (Unfinished)					
Base Cost			672	25,771	18,040
Common Wall: 1 Wall			1	-2,791	-1,954
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	11,592	8,114
Breezeways					
Frame Wall			414	17,127	11,989
			Totals:	209,118	146,383
			ECF (SECTION LOTS) 0.756 => TCV:		110,666

*** Information herein deemed reliable but not guaranteed***

Assessing drawing.

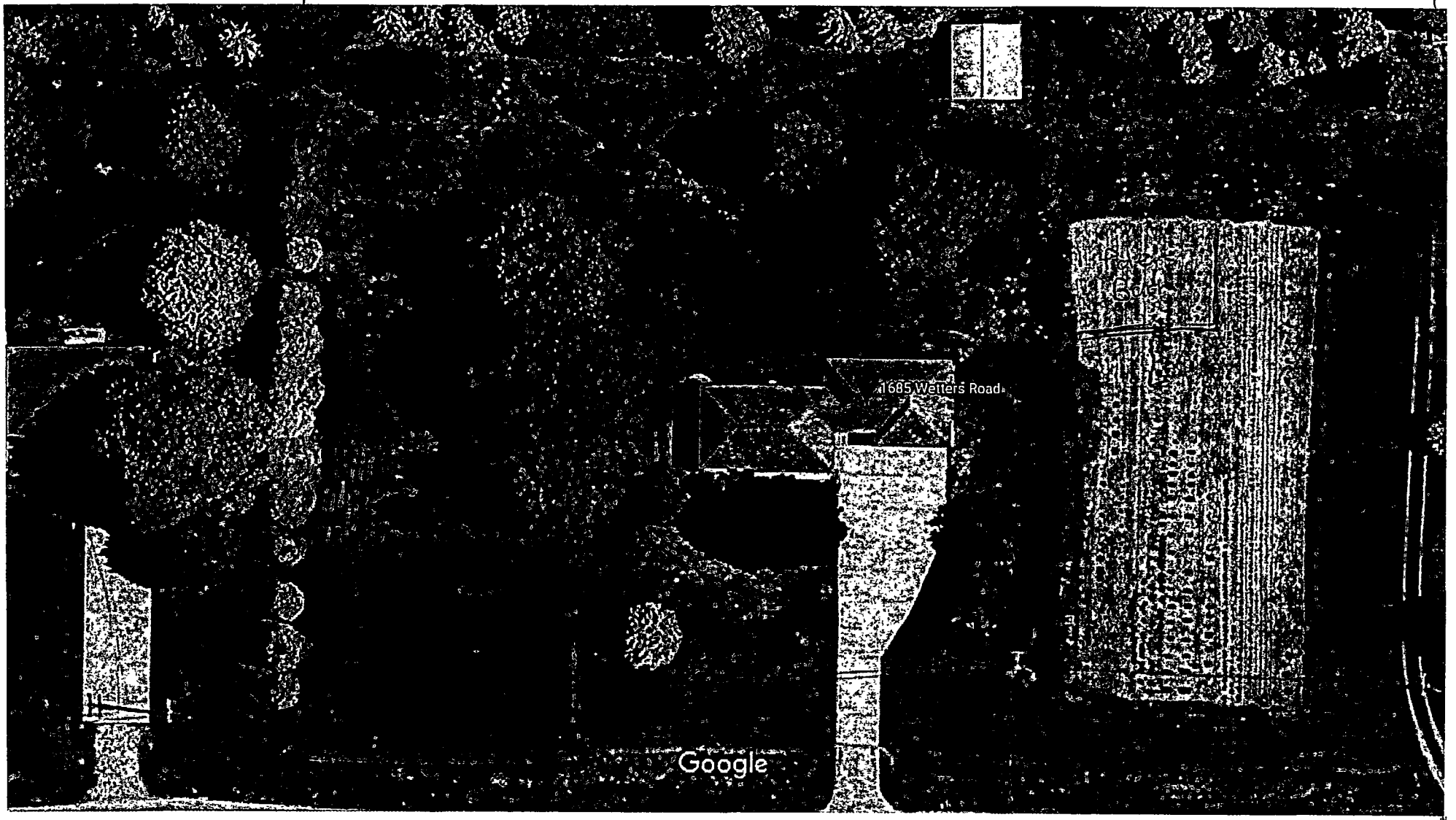


Sketch by Apex MedSys™

*** Information herein deemed reliable but not guaranteed***

Google Maps 1685 Wetters Rd

N

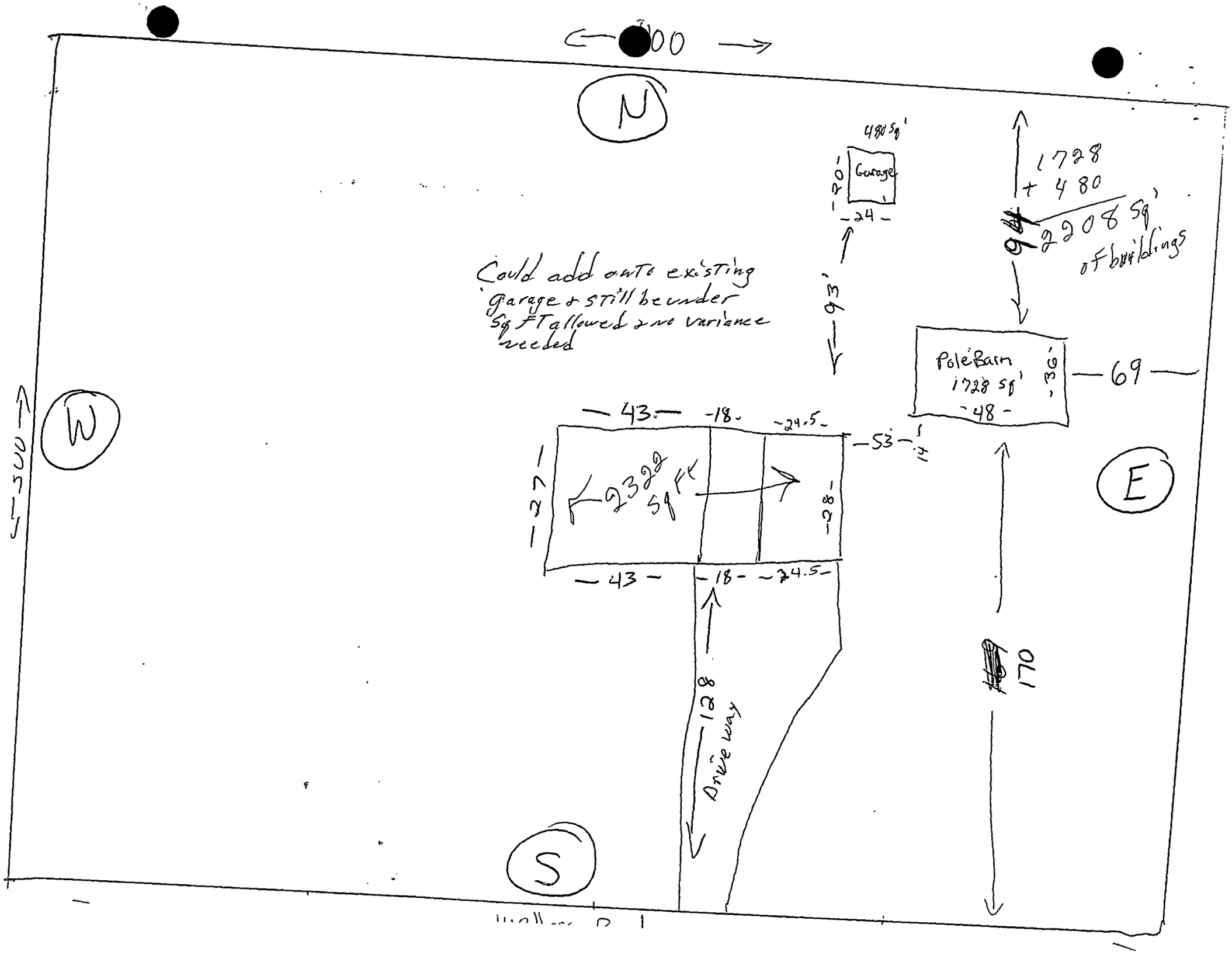


W

300'

400' wide

S


N
W
E
S
480 Sq'
Garage
20'
24
1728
+ 480
2208 Sq'
of buildings
Could add onto existing garage & still be under Sq FT allowed & no variance needed
93'
Pole Barn
1728 Sq'
36'
48
69
43
18
24.5
53
27'
2328 Sq Ft
28'
43
18
24.5
128'
Drive way
170'

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 11/29/18

Board Members present
Chairman: William Karbowski
Secretary; Arnie Prime
Jeff Kusch;
Kenneth Bragiel;

Applicant; Rex French 1300 W. Center Rd. Essexville Mi. 48732

Owner; Nathan Smith 1789 E. North Boutell Rd. Linwood Mi. 48634

Parcel # 09-080- V05-000-002-00 Zoned R1A
Parcel address; 1931 E. Parish Rd. Kawkawlin Mi. 48631

Meeting called to order by chairman Karbowski 6:59 pm pledge done, roll call of board Fedak absent. Karbowski read the variance request. Owner wants to build a 40x30 1200 sq ft. attached garage to a home. The reason for the variance is because the square footage of the new garage can only be 864 square foot, per section 310 #10 of ordnance that would be exceeded by 336 sq. ft. Also noted that a mailing was done to notify area residents of the request. No response received. Public present; list attached; Rex asked verification of the five noted reasons in the ordinance to allow or deny a variance, the board answered all questions, After board questions and discussions a motion by Prime 2nd Karbowski to allow the variance as requested to build an attached garage of 1200 sq. ft. which would exceed the sq. ft. allowed. Voice roll call on variance, 1 yes vote Karbowski, 3 no votes. Variance denied as requested. A copy of all correspondence is attached to file. Motion to move meetings back to Wednesday by Prime, 2nd Karbowski motion carried. Motion Bragiel 2nd. Kusch to adjourn. Meeting adjourned 7:24 pm.

Secretary

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Thursday November 29, 2018 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Nathan Smith, 1789 E. North Boutell Rd. Linwood, MI. He wants to put an attached garage on a house at 1931 E. Parish Rd. Kawkawlin, MI. with the square footage being larger than the allowed square feet allowed by our ordinance.

Property code: 09-080-V05-000-002-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance $200
Special Meeting _____

This Application will not be accepted incomplete. All required material mu be submitted at least ____ days prior t the next Planning Commission Meeting or ____ days prior to the next Board c Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name Rex French Phone (989) 372-3185

Address 1300 W. Center Road, Essexville, MI 48732

OWNER INFORMATION

Name Nathan Smith Phone (989) 233-3983

Address 1789 E. North Bontell Road, Linwood, MI 48634

PROPERTY INFORMATION

Address 1931 E. Parish Rd. Kawkawlin, MI 48631 Parcel # 09-080-V05-000-002-00 Zoning District R-1A

Property Size 11,600 SF .27 acres Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Attached Garage SF Variance

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

~~Applicants signature~~ _____ Date _____

Material received: Site plan_____ Preliminary Building Plans _____ Other _____

DATE Received _____ Fee Paid $ _____ Received by _____

SITE PLAN APPROVED Owner _____ Date 11-29-18 P.C. _____ Z.A. Denied

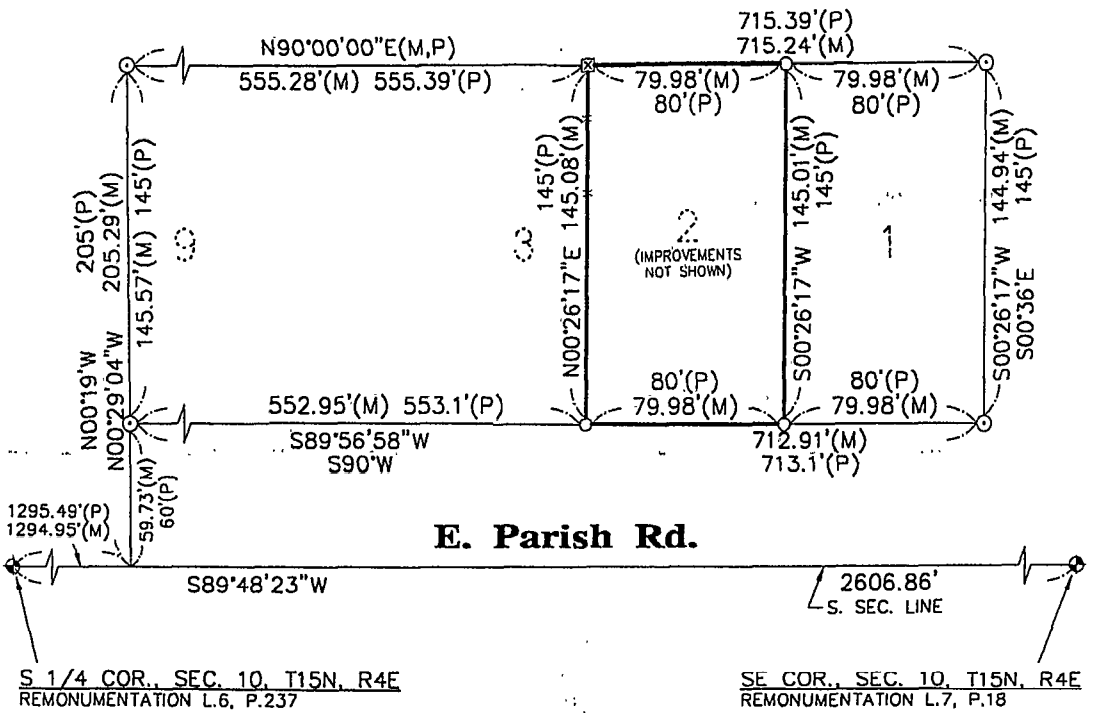
William Kadowaki
Kenneth Breyer
Amid Ismail
[illegible]

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:

Lot 2, THE VARTY SUBDIVISION, part of the South 1/2 of the Southeast 1/4 of Section 10, Town 15 north, Range 4 East, Kawkawlin Township, Bay County, Michigan as per plat thereof recorded in Liber 6 of Plats, Page 41, Bay County Records.

which lot?



S 1/4 COR., SEC. 10, T15N, R4E
REMONUMENTATION L.6, P.237

SE COR., SEC. 10, T15N, R4E
REMONUMENTATION L.7, P.18

SURVEY IN:
THE VARTY SUBDIVISON, S 1/2, SE 1/4, SEC. 10, T15N, R4W, KAWKAWLIN TWP., BAY CO., MICHIGAN

BASIS OF BEARING:
N. LINE OF THE VARTY SUBDIVISION PLAT AS EAST (N90°E) PER PLAT

CERTIFICATION STATEMENT:

I, Kevin T. Pomaville, without prejudice, do hereby certify that the map as shown and the survey on which it is based, was performed under my direct supervision and fully complies with all requirements of Public Act 132 of 1970, as amended and that the ratio of closure of the unadjusted field observations is no greater than 1 part in 5000.

Kevin T. Pomaville, P.S. 43066

APEX
LAND SURVEYORS, L.L.C.
820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Fax (989) 697-2594

STATE OF MICHIGAN
KEVIN T. POMAVILLE
PROFESSIONAL SURVEYOR
No. 43066
LICENSED PROFESSIONAL SURVEYOR

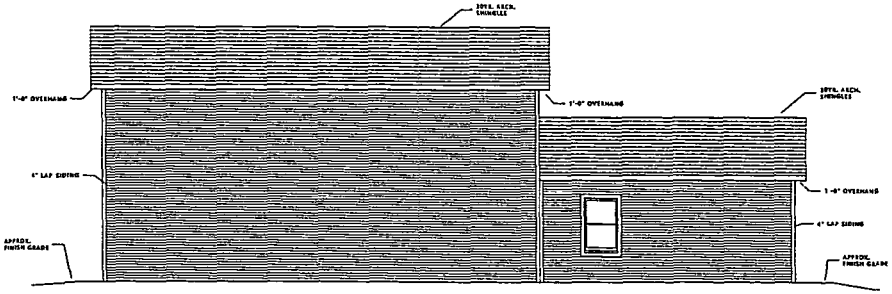
LEGEND
- Found Gov't Corner or Monument
- Set Iron & Cap #43066
- Found Corner as Indicated
- Concrete Monument
- Set Chisleled X

(R) Recorded (M) Measured (C) Calc. (D) Deeded (P) Platted

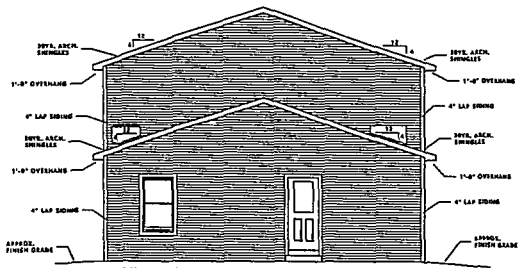
Scale: 1"=60'
0' 30' 60' 120'

Survey for:
NATHAN SMITH
1789 E. NORTH BOUTELL RD.
LINWOOD, MICHIGAN 48634

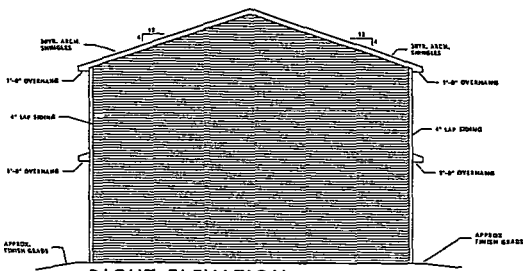
Drawn by: CAU
Survey Date: 3/29/2016
Sheet 1 of 1
Job No.: 16S0040



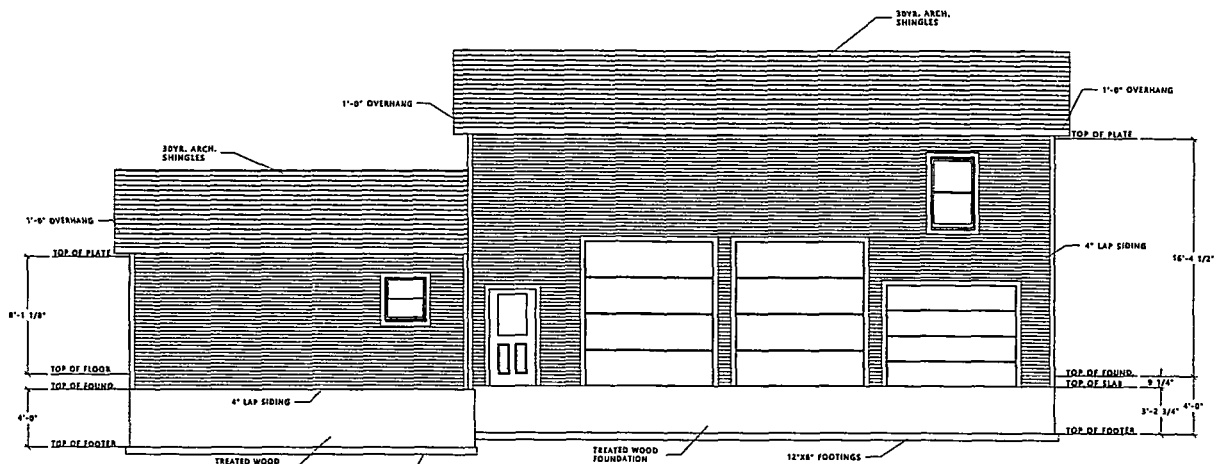
REAR ELEVATION
SCALE: 3/16" = 1'- 0"



LEFT ELEVATION
SCALE:3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'- 0"



FRONT ELEVATION
SCALE: 1/4" = 1'0"

These plans are created by a draftsperson that is not an architect or engineer. Digital Canal assumes no responsibility for any damages and/or structural failures resulting from the use of said plans and expressly disclaim any liability for any errors and/or omissions of said plans. The contractor or user of this plan assumes sole responsibility for structural aspects and conformance to all building codes and must verify measurements.

PREPARED FOR:
NATHAN SMITH BLDRS

PREPARED BY:
Digital Canal
2728 ASBURY ROAD
DUBUQUE, IA 52001
(563) 556-0333

JOB #
FRENCH HOME

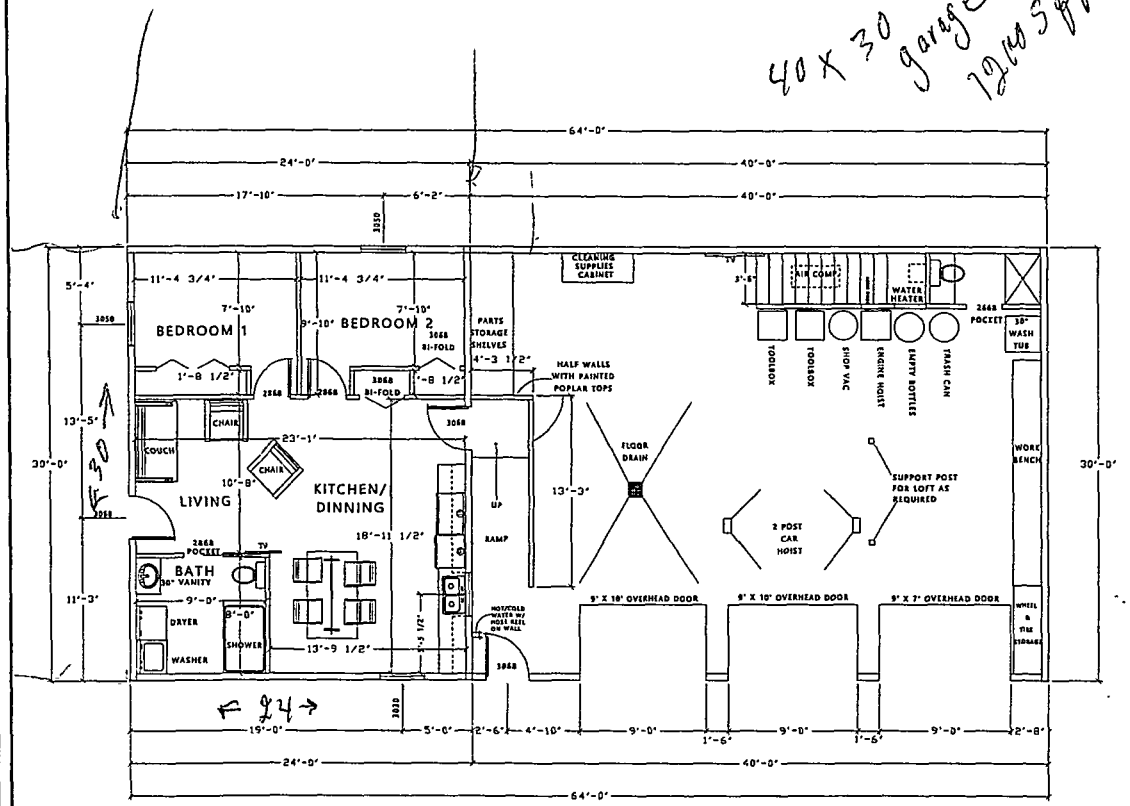
DATE:
07/26/18

DRAWN BY:

TITLE:
ELEVATIONS

SHEET
1

40 x 30 garage
1200 sq ft

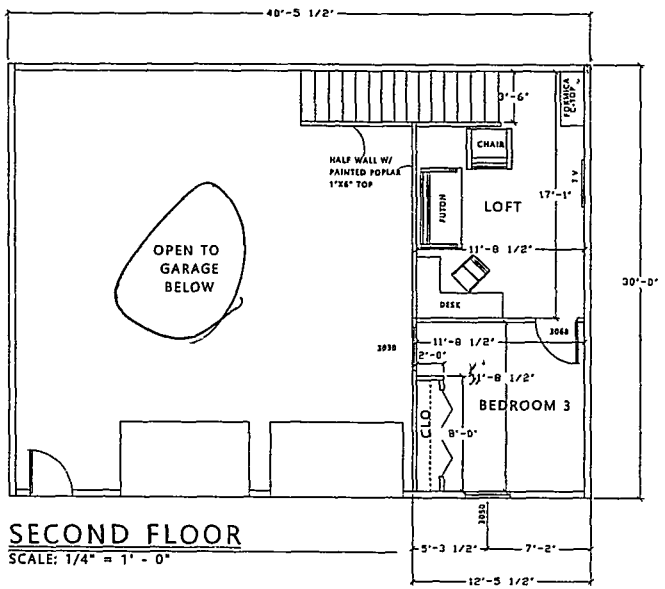


FIRST FLOOR PLAN

SCALE: 1/4" = 1' - 0"

720 sq

~~1200~~ sq



SECOND FLOOR

SCALE: 1/4" = 1' - 0"

360 sq

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PREPARED FOR: NATHAN SMITH BLDRS

PREPARED BY: Digital Canal
2728 ASBURY ROAD
DUBUQUE, IA 52001
(800) 448-8033

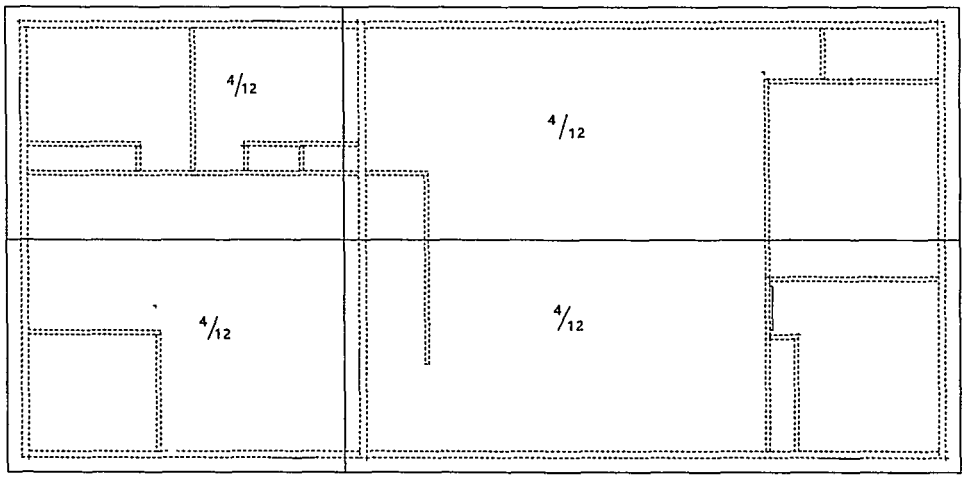
JOB #: FRENCH HOME

DATE: 07/26/18

DRAWN BY:

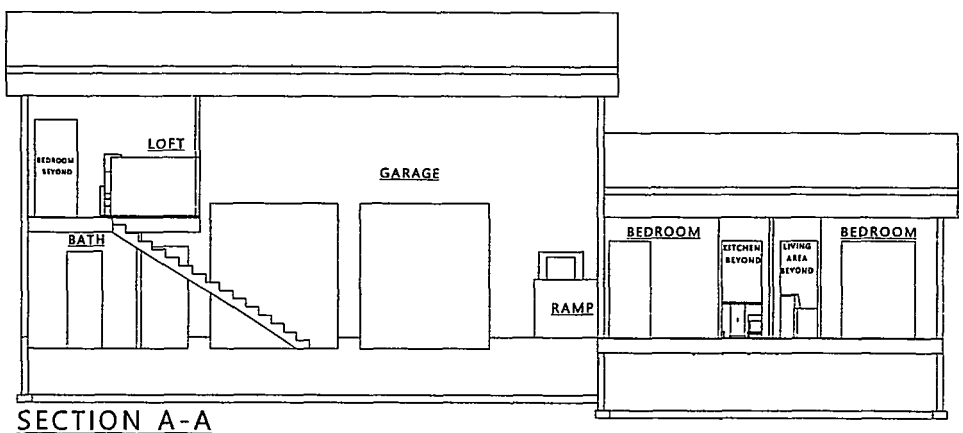
TITLE: FLOOR PLANS

SHEET: 2



ROOF PLAN

SCALE: 1/4" = 1'-0" ALL OVERHANGS 1'-0"



SECTION A-A

SCALE: 1/4" = 1'-0"

these plans are created by a draftsperson that is not an architect or engineer. Digital Canal assumes no responsibility for any damages and/or structural failures resulting from the use of said plans and expressly disclaim any liability for any errors and/or omissions of said plans. The contractor or user of this plan assumes sole responsibility for structural aspects and conformance to all building codes and must verify measurements.

PREPARED FOR: NATHAN SMITH BLDRS

PREPARED BY: Digital Canal
2724 ASBURY ROAD
DUBUQUE, IA 52001
(800) 448-6032

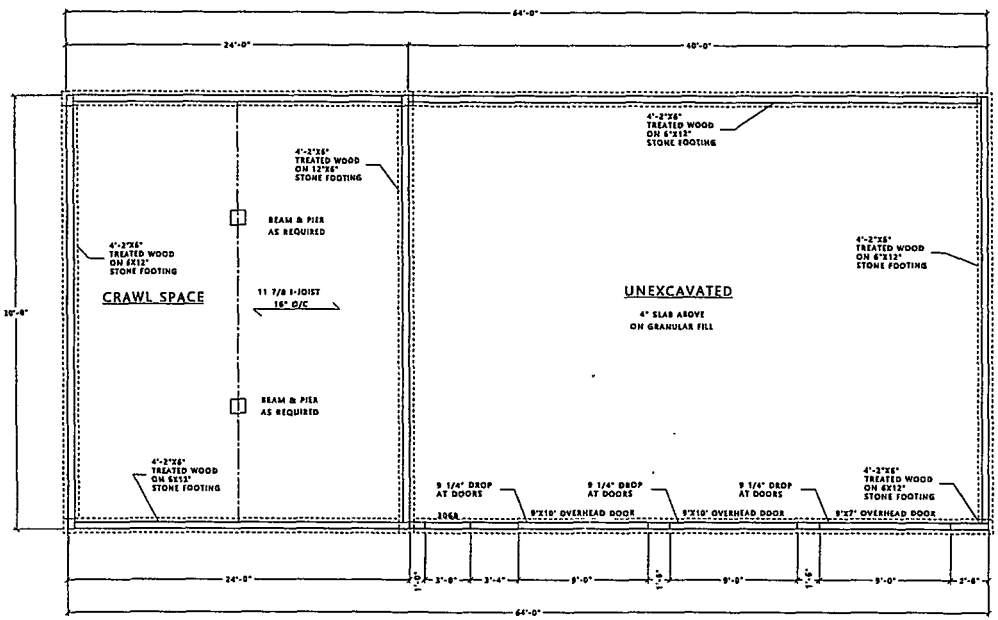
JOB #: FRENCH HOME

DATE: 07/26/18

DRAWN BY

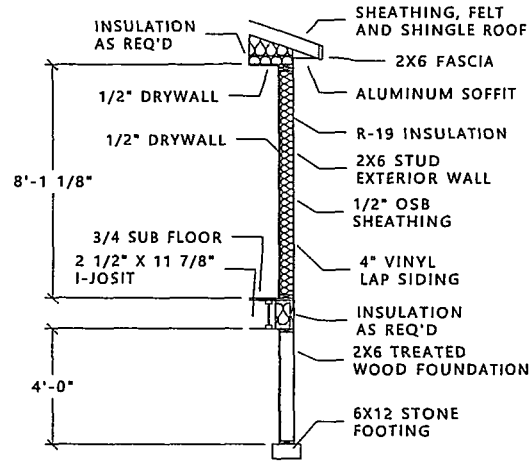
TITLE: ROOF/SECTION

SHEET 3



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



TYPICAL SECTION

SCALE: 1/2" = 1'-0"

These plans are created by a draftsperson that is not an architect or engineer. Digital Canal assumes no responsibility for any damages and/or structural failures resulting from the use of said plans and expressly disclaim any liability for any errors and/or omissions of said plans. The contractor or user of this plan assumes sole responsibility for structural aspects and conformance to all building codes and must verify measurements.

PREPARED FOR: NATHAN SMITH BLDRS

PREPARED BY: Digital Canal
2778 RADFORD ROAD
DUBUQUE, IA 52001
(800) 447-6033

JOB #: FRENCH HOME

DATE: 07/26/18

DRAWN BY

TITLE: FOUNDATION

SHEET 4

SECTION 310 – REGULATIONS FOR ACCESSORY STRUCTURES [2345]

Except as otherwise permitted in this chapter, accessory buildings shall be subject to the following regulations:

1. No detached building accessory to a residential building shall be located closer than 10 feet to any main building.

2. On waterfront parcels in the R-1 and R-2 district, the accessory structure is permitted to be located on a parcel on the opposite side of the road and directly across from the principal structure. The accessory structure must be at least 20' from the road right of way and at least 5' from each side lot line, not to exceed the square footage of the ground floor of the principal structure or 18' in height. No accessory shall be used for a dwelling or a nonresidential use.

3. When a building accessory to a residential building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, such building shall not project beyond the front yard setback required on the lot in the rear of such corner lot. A building accessory to a residential building shall in no case be located nearer than ten feet to a street right-of-way line.

4. Accessory structures on property abutting a body of water greater than five acres in size shall be placed in the back yard only no closer than five (5') feet from the property line.

5. Garages are permitted by right in the R-1 and R-1A districts without a principle structure if placed on a lot that is adjacent or directly across a road from the principle structure. Both lots must be held in the same ownership and have a deed restriction filed with the Township that neither lot may be sold independent of the other. This regulation applies to lots of 12,000 square feet or less.

6. In R Residential zoning districts, no accessory structure shall be allowed in the front yard.

7. The rear yard setback for accessory structures shall be measured as the distance between the rear property line and the closest physical edge of the accessory structure.

8. Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this chapter applicable to the main building.

9. Automobiles, buses, mobile homes, semi-tractor trailers, tents, truck bodies, or similar portable units shall not be used as accessory buildings.

10. No attached garage or attached accessory structure shall exceed 864 square feet in area, nor shall any attached garage or any attached accessory structure exceed 25 feet in height as measured from the surrounding grade.

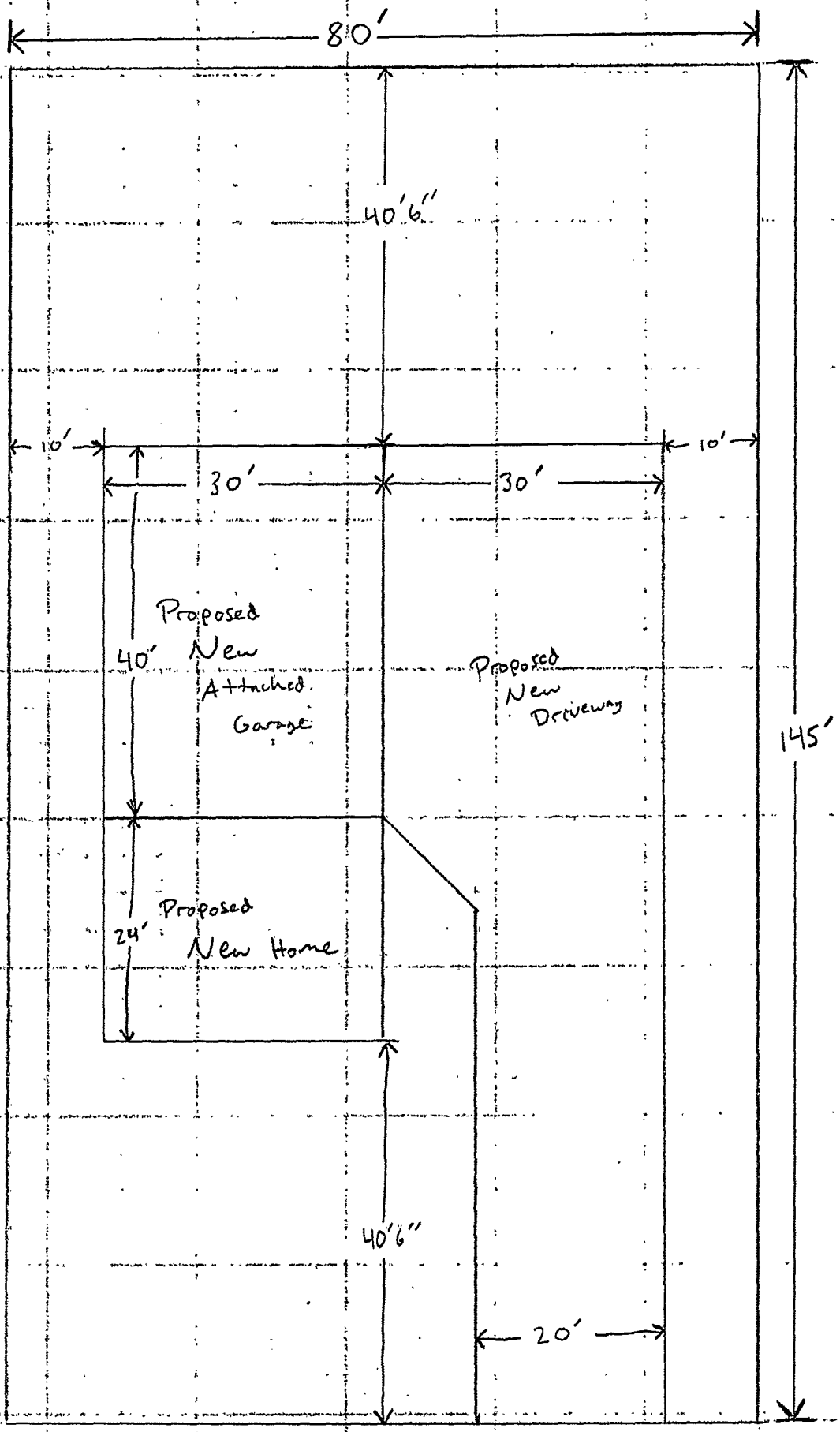
11. Only one accessory building is permitted per lot in addition to one attached or detached garage.

12. In the A-R, R-1, R-1A, and R-2 zoning districts, no accessory structure greater than 1,200-sf in ground floor area shall have a ground floor area which exceeds that of the principal building. In all other zoning districts, no accessory structure shall have a ground floor area which exceeds the ground floor area of the principal building.

13. In no case shall the combined surface coverage of any accessory structures and the principal building exceed the maximum allowable building coverage of a lot for its zoning district.

History of amendments:
[1] Public hearing held 10-6-2011, amendments adopted 11-2011.
[2] Public hearing held 5-1-2014, amendments adopted 6-9-2014.
[3] Public hearing held 10-2-2014, amendments adopted 11-10-2014.
[4] Public hearing held 12-4-2014, amendments adopted 1-12-2015.
[5] Public hearing held 3-26-2015.

French Home
Site Plan
7-7-18



1931 E. Parish Rd, Kawkawlin, MI 48634

Scale: ⟷ = 4'

Sign in sheet 11-29-18

Rex French
1300 west Center Road
Essexville, MI 48732
(989) 372-3185

Bed Appeals 11-29-18

Meeting open 6:59 Pledge – Roll call Fedak absent Karb. read request of variance. Prime asked about owner verified Property owned by Smith-French is going to be owner when house is built. Noted garage will be 1200 sq FT house is 724 sq FT. ~~Motion To approve variance as submitted~~ Rex asked questions & the board answered. Motion To Approve Variance as requested Prime 2nd Karb. voice Vote Y V ✓ ✓ ✓ 3 – no motion denied

motion Prime 2nd Karb. move meetings back To Wednesday

motion adjourn ~~Karb~~ Bright 2nd Kusch

7:24 meeting adjourned

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 11/29/18

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel;
Jeff Kusch
Ken Fedak

Applicant; Rex French 1300 W. Center Rd. Essexville Mi. 48732

Owner: Nathan Smith 1789 E. North Boutell Rd. Linwood Mi. 48634

RE: 1931 E. Parish Rd. Kawkawlin Mi. 48631

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 11/29/18

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel;
Jeff Kusch

Applicant; Rex French 1300 W. Center Rd. Essexville Mi. 48732

Owner: Nathan Smith 1789 E. North Boutell Rd. Linwood Mi. 48634

RE: 1931 E. Parish Rd. Kawkawlin Mi. 48631

accessory bld.

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

2019

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Thursday March 28, 2019 the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for 2 VARIANCE Permits' submitted by Edward Patnode, 4701 Morningside Dr., Bay City, MI. 48706. He is asking for a variance on the rear and side setback for a new house construction at 1305 Brissette Beach. And a variance to build a 2500 sq. ft. garage at the same address.

Property codes are: 09-080-013-400-060-01 & 09-080-013-400-081-98

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 03/28/19

Board Members present;
Chairman; Bill Karbowski
Secretary; Arnie Prime
Bill Schmidt
Kenneth Bragiel
Ken Fedak

Applicant; Ed Patnode
4701 Morningside Dr.
Bay City Mi. 48706

Re:
1305 Brissette Beach
Kawkawlin Mi. 48631

Parcel # 09-080-013-400-081-98

Meeting continued by Karbowski 7:54 pm Karbowski read variance request. Owner asking for a variance to build a 2500 sq. ft accessory building on the lot across from his new residence which would be more sq. foot than the resident. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with no response. A copy of Public present sign in sheet attached. A discussion by the board noting that per ordinance the deeds of both parcels must be restricted that neither could be sold separate that it must be filed with the township also. Also noted that this is allowed on the beach lots that are smaller than12000 sq. feet and can only cover a third of the lot. After questions and discussion by the board a Motion by Karbowski 2nd by Fedak to approve variance as submitted with the deed restrictions, Voice vote Bragiel 1 no 4 yes. Variance approved. A discussion followed asking chairman to follow up on changing setbacks at the beach. Motion by Prime 2nd Karbowski to adjourn meeting adjourned 8:15 pm

Secretary _____

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance $200.00
Special Meeting _____

This Application will not be accepte incomplete. All required material r be submitted at least ____ days prio the next Planning Commission Meeti or ____ days prior to the next Boar Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name _____ Phone _____

Address 1305 Brissette Beach Road

OWNER INFORMATION

Name Ed Patnode Phone 928-281

Address 4701 Morningside Drive Bay City 48706

PROPERTY INFORMATION

Address _____ Parcel # 09-080- 013-400-081-98 Zoning District _____

Property Size _____ Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Garage - Request variance of square footage, increase to 2500 square feet.

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature Edward Patnode Date 3/4/19

Material received: Site plan _____ Preliminary Building Plans _____ Other _____

DATE Received 3/4/19 Fee Paid $ 200.- Received by DJB

SITE PLAN APPROVED Owner _____ Date 3/28/19 P.C. _____ Z.A. approved

William Vanbrowski
Kenneth Bragel

Revised May 5, 2010

Board of Appeals member

Reference pages for appeals.

Edward Patnode is asking for a variance for Parcel # 09-080-013-400-060-01 for the rear and side setbacks. **Page 50 Section 307, Chart under R-1A 50 feet rear and 10 feet side.**

Edward Patnode is asking for a second variance for Parcel # 09-080-013-400-081-98. He needs this because he is asking for an accessory building larger than the ground foot print of the principle structure. **Page 52 Section 310, Paragraph 12.**

This accessory building is allowed on the adjacent parcel under Page 52 Section 310, Paragraph 5

Garages 12,000 SqFT lot or less pg 38 - R1A
also deed restrictions Also pg 52 #310 #5

SqFoot Coverage 30% of lot = 3,600 allowed

check Craven side backs
" Theylan

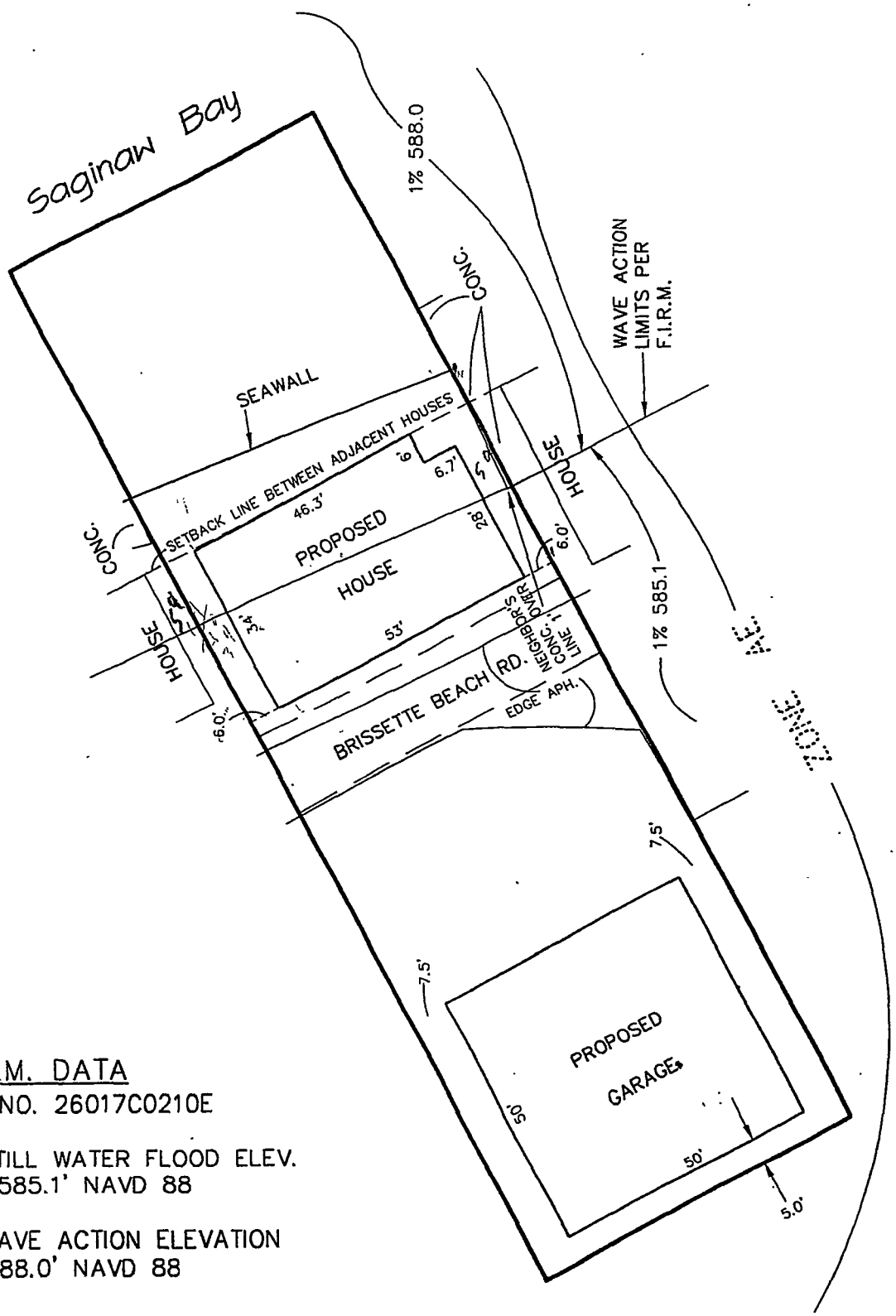
Set backs pg 50 #7
Front lot is water side pg 13 #69B
Front water 40'
Side 10' Pg 38
Rear Road 50'

Sign in Sheet 3-28-19

Janet Guisinger MD
4701 Morningside Dr
Bay City MI 48706

Ed Patnode
4701 Morningside Dr
Bay City MI 48706

3-28-19 Bed of Appeals
meeting o Pen with Pledge 7:02
Roll call of members All Present
Karbowski read Variance Request by
Ed Patrode Re: 1305 Brissette Ch.
newhome asking for setback on rear 50' required 4' variance
side variance 10' is required they have 6
~~no~~ mailing was done + no response recieved
Sign in sheet attached
motion Karbowski 2nd by Schmidt To allow side
Variance of 4' To be 6' (10' required) both sides + Allow
Rear set back from 50' (Required) To 5.6"
Roll Kyes ✓✓✓ Variance Passed as requested
Karbowski read 2nd variance request
asking ~~For~~ To build 2500 sq FT Garage
on lot which is 1834 sq FT. Added that
The Property deeds need To have restriction
That both must be as one not sold Seperatly.
motion by Karbowski 2nd Fedak To allow
~~Garage~~ Accessory across from principle structure
with deed restriction filed with Township
yes ✓✓✓ no ✓ motion approved as
requested Motion To adjourn Prime 2nd Karbowski
To adjourn ok 8:15



F.I.R.M. DATA

MAP NO. 26017C0210E

1% STILL WATER FLOOD ELEV.
= 585.1' NAVD 88

1% WAVE ACTION ELEVATION
=588.0' NAVD 88

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
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Kawkawlin Township

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GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township
1836 E. Parish Rd.
Kawkawlin, MI 48631

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 03/28/19

Board Members present;
Chairman; Bill Karbowski
Secretary; Arnie Prime
Bill Schmidt
Kenneth Bragiel
Ken Fedak

Applicant; Ed Patnode
4701 Morningside Dr.
Bay City Mi. 48706

Re:
1305 Brissette Beach
Kawkawlin Mi. 48631

Parcel # 09-080-013-400-060-01

Meeting called to order by Karbowski 7:03 pm with pledge, roll call of board all present. Karbowski welcomed new board member Bill Schmidt. Karbowski read variance request. Owner asking for a 4' variance on side setbacks where 10' is required they have only 6'. Also the rear setback to the road where 50' is required they will have only 5'6" for a 44'6" variance. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with no response . A copy of Public present sign in sheet attached. A discussion by the board noting of all the problems of setbacks along the shore line and noting some that are even closer. It was also noted the the majority were not caused or approved by this board, but were existing. After questions and discussion by the board a Motion by Karbowski 2nd by Schmidt to approve variance as submitted, Voice vote 0 no 5 yes. Variance approved. Moved to second variance request 7:54 pm

Secretary

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance 200
Special Meeting _____

This Application will not be acce
incomplete. All required materia
be submitted at least ____ days p
the next Planning Commission Mee
or ____ days prior to the next Bo
Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name _____ Phone _____

Address 1305 Brissette Beach

OWNER INFORMATION

Name Edward Patnode Phone 928-28

Address 4701 Morningside Dr Bay City MI 48706

PROPERTY INFORMATION

Address _____ Parcel # 09-080- 013-400-066-01 Zoning District R1A

Property Size _____ Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

New House construction - Requesting setback from rear to road variance
also requesting side variance setback. ~~We want~~ OVER →

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

~~Applicants signature~~ Ed Patnode Date 3/4/19

Material received: Site plan _____ Preliminary Building Plans ____ Other _____

DATE Received 3/4/19 Fee Paid $200. Received by DB

SITE PLAN APPROVED Owner _____ Date 3/26/19 P.C. _____ Z.A. Bronlid.

William Kondrowski
Bert
Kenneth Bragg

vised May 5, 2010

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance 200
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Address 1305 Brissette Beach

OWNER INFORMATION

Name Edward Patnode Phone 928-2810

Address 4701 Morningside Dr Bay City MI 48706

PROPERTY INFORMATION

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Property Size _____ Property Description (photo copy)

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SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. _____

vised May 5, 2010

We won't install any barriers between houses.
We will install erosion control between the houses.
We won't install any utelities one the side of the house.

RETAIN THIS IMAGE
RETAIN THIS IMAGE
RETAIN THIS IMAGE

RETAIN THIS IMAGE
RETAIN THIS IMAGE
RETAIN THIS IMAGE

RETAIN THIS IMAGE
RETAIN THIS IMAGE
RETAIN THIS IMAGE

3-28-19 Bd of Appeals
meeting opened with Pledge 7:02
Roll call of members All Present
Karbowski Read Variance Request by
Ed Patrode Re: 1305 Brissette Rd.
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motion by Karbowski 2nd Fedak To allow
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with deed restriction filed with Township
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requested Motion to adjourn Prime 2nd Karbowski
To adjourn ok 8:15

Sign in sheet 3-28-19

Janet Guisinger MD
4701 Morningside Dr
Bay City MI 48706

Ed Patnode
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Board of Appeals member

Reference pages for appeals.

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Sqfoot Coverage 30% of lot = 3,600 allowed

check Craver side backs
" Theylan

Set backs pg 50 #7
Front lot is water side pg 13 #69B
Front water 40'
Side 10' Pg 38
rear Road 50'

Job: (043071) /Carter Saginaw /Ed Patnode / A

THIS DWG. PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

Top chord 2x8 SP 2400f-2.0E :T3 2x6 SPF 1650f-1.8E:
Bot chord 2x12 SP 2400f-2.0E :B2, B4 2x4 SP 2400f-2.0E:
Webs 2x4 SPF #3

Purlins are shown to indicate required spacing only. Purlin size, grade, orientation and placement shall comply with the Building Designer's requirements.

Attic room loading from 15-0-0 to 35-0-0: Live Load: 40 PSF. Dead Load: 10 PSF
Ceiling: 10 PSF, Kneewalls: 10 PSF

WARNING: Furnish a copy of this DWG to the installation contractor. Special care must be taken during handling, shipping and installation of trusses. See "WARNING" note below.

115 mph wind, 15.00 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP C, wind TC DL=4.2 psf, wind BC DL=5.0 psf.

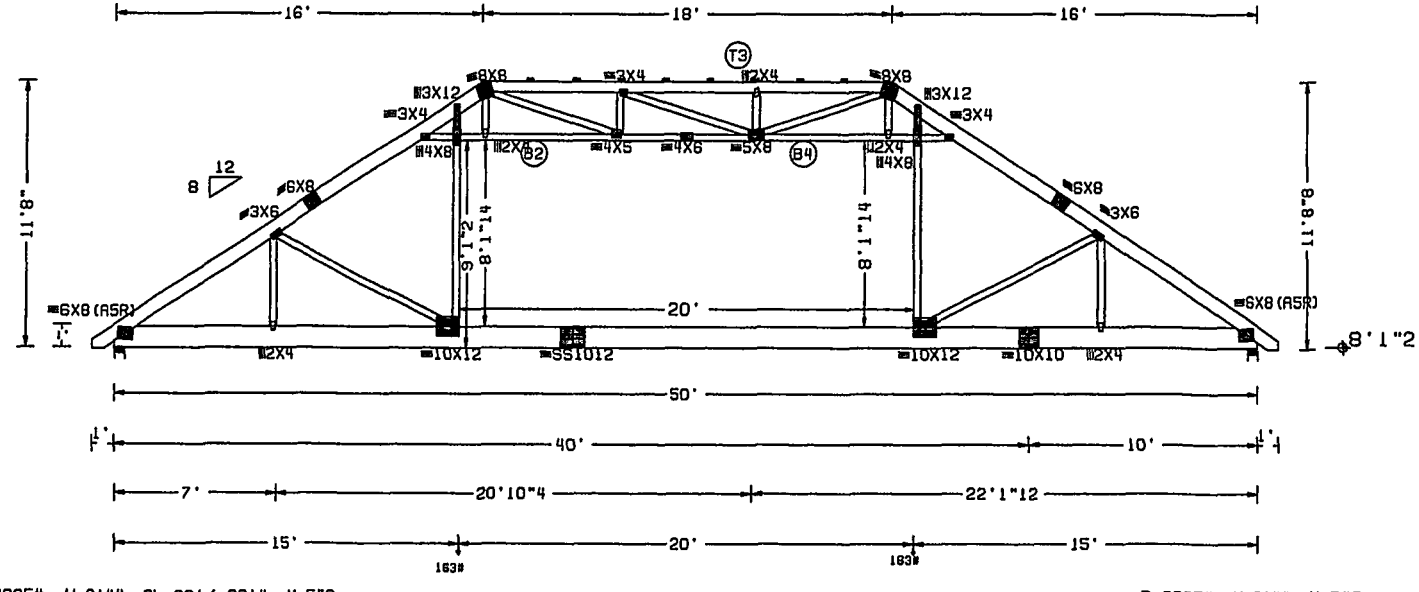
Wind loads and reactions based on MWFRS with additional C&C member design.

In lieu of structural panels use purlins to brace all flat TC @ 24" oc.

Collar-tie braced with continuous lateral bracing at 24" oc. or rigid ceiling.

Deflection meets L/360 live and L/240 total load. Creep increase factor for dead load is 2.00.

Truss designed for unbalanced snow load based on Pg=35.00 psf, Ct=1.10, Ce=1.00, CAT II (Is=1.00) & Pf=30.80 psf (specified).



R=3935# U=214# RL=281/-281# W=5"8
(Rigid Surface)

R=3935# U=214# W=5"8
(Rigid Surface)

DESC. = A
PLT. TYP.-WAVE

DESIGN CRIT-IBC2015/TPI-2014 FT/RT-10%(DX)/10(O)

QTY= 1 TOTAL= 1

REV. 17.02.02C.021

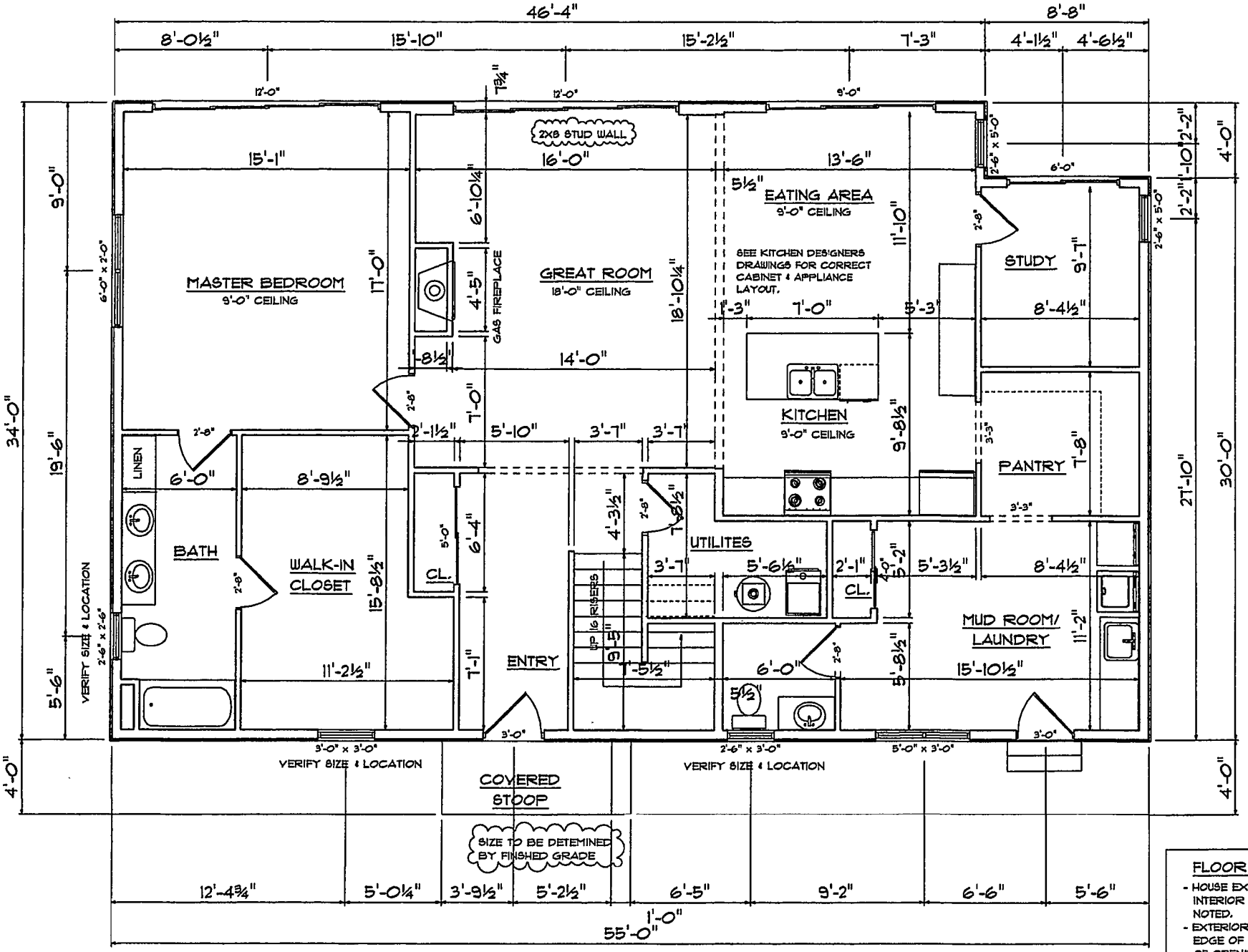
SEQ = 1531
SCALE =0.1250

MID MICHIGAN TRUSS & COMPONENTS LLC
Phone: 989-755-1000

WARNING READ AND FOLLOW ALL NOTES ON THIS DRAWING!
IMPORTANT FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS.
Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and WTCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7 or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions.
ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation & bracing of trusses.
A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
For more information see this job's general notes page and these web sites:
ITWBCG: www.itwbcg.com/ TPI: www.tpinst.org/ WTCA: www.sbcindustry.com/ ICC: www.iccsafe.org

TC LL	30.0psf	REF
TC DL	7.0psf	DATE 01-30-2018
BC DL	10.0psf	DRWG
BC LL	0.0psf	
TOT.LD.	47.0psf	O/A LEN. 50
DUR.FAC.	1.15	JOB #: 043071
SPACING	24.0"	TYPE HIP_ATIC

PDF created with pdfFactory Pro trial version www.pdffactory.com



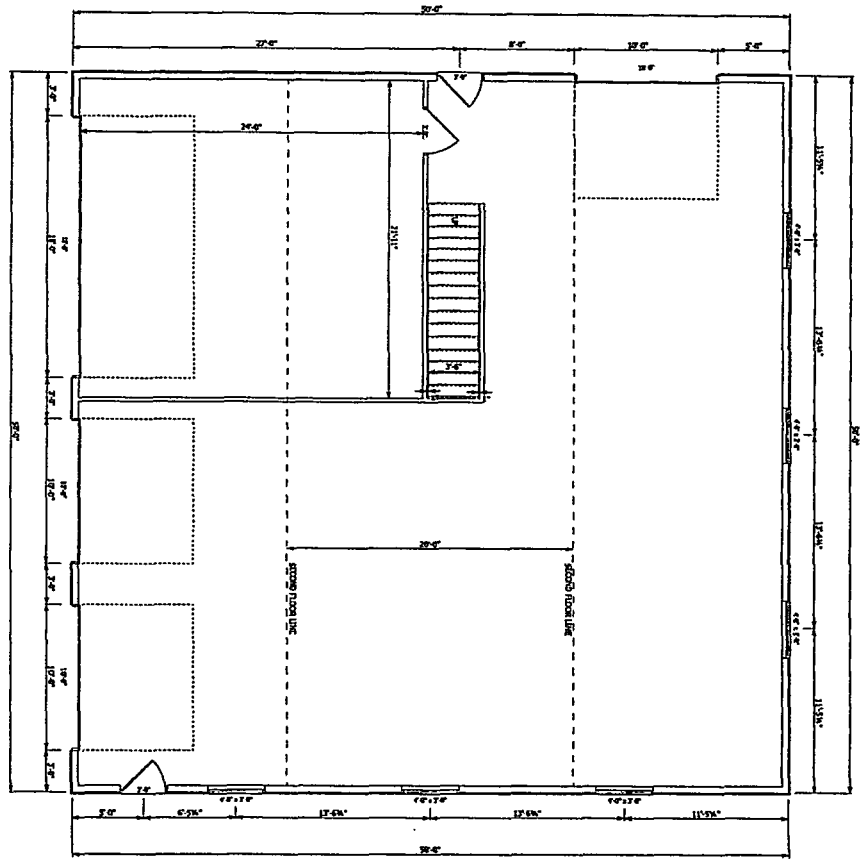
MAIN FLOOR PLAN (4) APPROX 1834 SQ. FT.

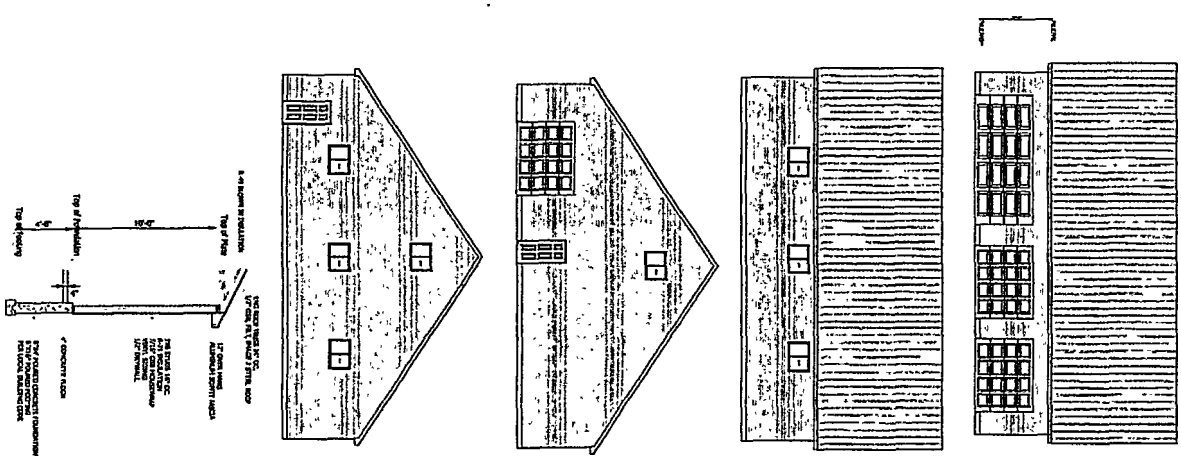
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES:

- HOUSE EXTERIOR WALLS ARE 2X6 CONST. INTERIOR WALLS ARE 2X4 CONST UNLESS NOTED.
- EXTERIOR DIMENSIONS ARE FROM O/S EDGE OF 1/2" WALL SHEATHING TO CENTER OF OPENINGS.
- INTERIOR DIMENSIONS ARE FROM 1/S EDGE OF STUDS TO 1/S EDGE OF STUDS.
- ALL ANGLED WALLS ARE @ 45 DEGREES.
- ALL OPENINGS NOT DIMENSIONED ARE TO BE CENTERED IN WALL OR 5" FROM WALL END.
- VERIFY ALL WINDOW MEASUREMENTS BEFORE CONSTRUCTION.

PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com





NO REFERENCE TO FINISH GRADE IS GIVEN. VERIFY FINISH GRADES TO SILL HEIGHTS BEFORE ORDERING WINDOWS.

THESE PLANS ARE THE PROPERTY OF CARTER LUMBER.
UNAUTHORIZED USE/ DUPLICATION PROHIBITED

CARTER LUMBER
8500 GRATIOT,
Saginaw, MI. 48609
(989) 781-4500

APPROVED	DATE

C&M CONTRACTORS

50X50X10
RIA GARAGE

REVISIONS
01-30-19

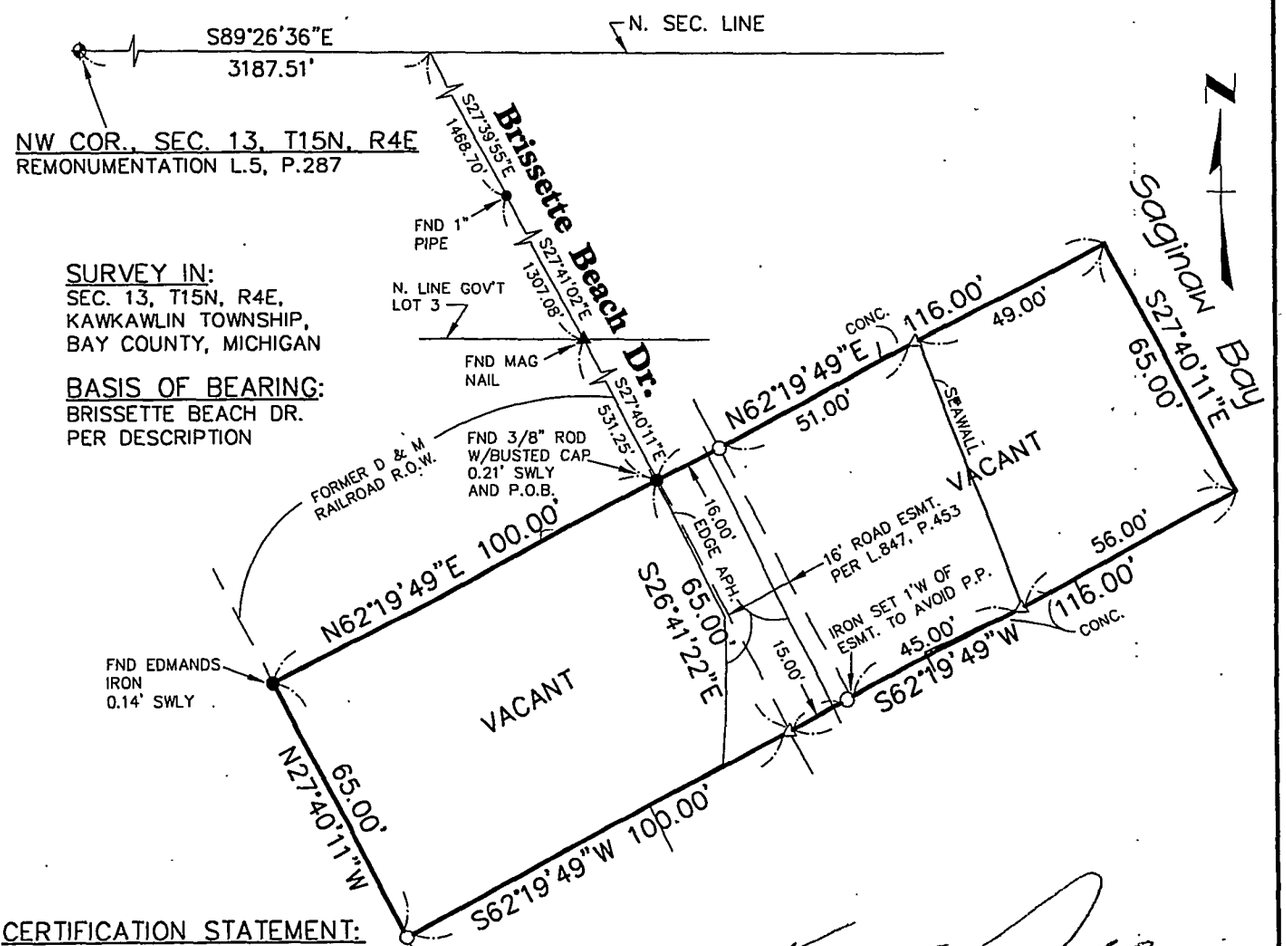
Disclaimer
It is understood that any drawings produced form this contract are general drawings prepared using information provided by the client who is solely responsible for the accuracy of the information provided. The drawings are not a substitute for permit drawings, the contractor and/or architect will determine if the drawings satisfy: 1) State or local building codes or regulations; 2) the projects structural requirements; or 3) existing conditions specific to the project or project site. Consult local building officials to determine if a building permit is required. CARTER LUMBER assumes no responsibility for claims or damages arising from errors, omissions, deficiencies or defects of the drawings.

MD

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:

(Per Deed Doc# 201816027)
Land situated in the Township of Kawkawlin, Bay County, Michigan:
Commencing at the Northwest corner of Section 13, T15N, R4E; thence South 89°26'36" East 3187.51 feet along the North Section line to the Northwest corner of Brissette Park as per plat recorded in Liber 4 of Plats, Page 14 of Bay County Records and the Easterly Right of Way line of the former D & M Railroad; thence South 27°39'20" East 1468.93 feet along the Easterly Right of Way of the former D & M Railroad and the Westerly line of Brissette Park to the Southwest corner of said Brissette Park; thence South 27°41'15" East 1307.08 feet along the Easterly Right of Way line of the former D & M Railroad and the Westerly line of the unrecorded Plat of Herndon's Huron Shores to the Southwest corner of said unrecorded Plat; thence South 27°40'11" East 531.25 feet along the Easterly Right of Way line of the former D & M Railroad to the point of beginning; thence North 62°19'49" East 116 feet, more or less, at right angles to said former Railroad Right of Way; thence South 27°40'11" East 65.0 feet parallel with said former Railroad; thence South 62°19'49" West 116 feet, more of less, to the Easterly Right of Way line of the former D & M Railroad; thence continuing South 62°19'49" West 100.0 feet; thence North 27°40'11" West 65.0 feet parallel with said former Railroad Right of Way; thence North 62°49'49" East 100.0 feet to the point of beginning. Subject to a 16 feet wide road easement across said parcel as recorded in Liber 847, Page 453 of Bay County Records.



CERTIFICATION STATEMENT:

I, Kevin T. Pomaville, without prejudice, do hereby certify that the map as shown and the survey on which it is based, was performed under my direct supervision and fully complies with all requirements of Public Act 132 of 1970, as amended and that the ratio of closure of the unadjusted field observations is no greater than 1 part in 5000.

Kevin T. Pomaville, P.S. 43066

APEX
LAND SURVEYORS, L.L.C.
820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Fax (989) 697-2594

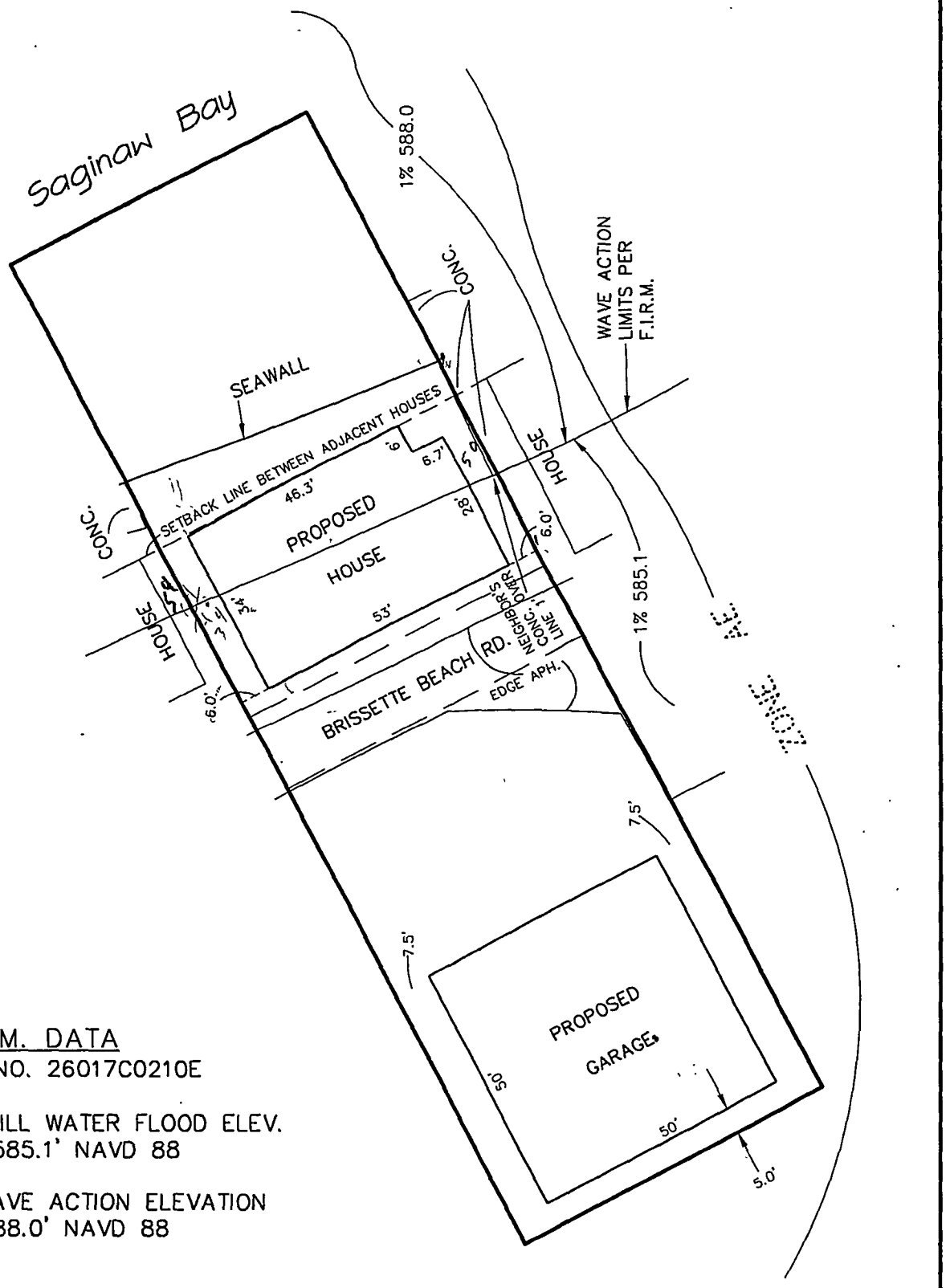
STATE OF MICHIGAN
KEVIN T. POMAVILLE
PROFESSIONAL SURVEYOR
No. 43066
LICENSED PROFESSIONAL SURVEYOR

LEGEND
- Found Gov't Corner or Monument
- Set Iron & Cap #43066
- Found Corner as Indicated
- Concrete Monument
- ▲ Fnd Mag Nail
- ☒☒ Set/Fnd Chisleled X
- △ Set Mag Nail
- (R) Recorded (M) Measured (C) Calc. (D) Deeded
- (P) Platted

Scale: 1"=40'
0' 20' 40' 80'

Survey for:
EDWARD PATNODE
4701 MORNINGSIDE DRIVE
BAY CITY, MICHIGAN 48706

Drawn by: CAU | Survey Date: 1/15/2019
Sheet 1 of 2 | Job No.: 19S0003



F.I.R.M. DATA
MAP NO. 26017C0210E

1% STILL WATER FLOOD ELEV.
= 585.1' NAVD 88

1% WAVE ACTION ELEVATION
=588.0' NAVD 88

REVISED: 03/05/2019 TO SHOW PROPOSED GARAGE

Kevin T. Pomaville, P.S. 43066

APEX
LAND SURVEYORS, L.L.C.
820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Fax (989) 697-2594

STATE OF MICHIGAN
KEVIN T. POMAVILLE
PROFESSIONAL SURVEYOR
No. 43066
LICENSED PROFESSIONAL SURVEYOR

LEGEND
- Found Gov't Corner or Monument
- Set Iron & Cap #43066
- Found Corner as Indicated
- Concrete Monument
- Fnd Mag Nail
- Set/Fnd Chisleled X
- Set Mag Nail
- (R) Recorded (M) Measured (C) Calc. (D) Deeded
- (P) Platted

Scale: 1"=30'
0' 15' 30' 60'

Survey for:
EDWARD PATNODE
4701 MORNINGSIDE DRIVE
BAY CITY, MICHIGAN 48706

Drawn by: CAU
Survey Date: 1/15/2019
Sheet 2 of 2
Job No.: 19S0003

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 03/28/19

Board Members present;
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Kawkawlin Mi. 48631

Parcel # 09-080-013-400-081-98

Meeting continued by Karbowski 7:54 pm Karbowski read variance request. Owner asking for a variance to build a 2500 sq. ft accessory building on the lot across from his new residence which would be more sq. foot than the resident. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with no response. A copy of Public present sign in sheet attached. A discussion by the board noting that per ordinance the deeds of both parcels must be restricted that neither could be sold separate that it must be filed with the township also. Also noted that this is allowed on the beach lots that are smaller than12000 sq. feet and can only cover a third of the lot. After questions and discussion by the board a Motion by Karbowski 2nd by Fedak to approve variance as submitted with the deed restrictions, Voice vote Bragiel 1 no 4 yes. Variance approved. A discussion followed asking chairman to follow up on changing setbacks at the beach. Motion by Prime 2nd Karbowski to adjourn meeting adjourned 8:15 pm

Secretary _____

PATTERSON, JAMES & SHELLEY M
1319 BRISETTE BEACH
KAWKAWLIN, MI 48631

MICHIGAN DEPT OF NATURAL RESOURCES
PO BOX 30722
LANSING, MI 48909

GUSHOW, CRAIG & SARAH
1275 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631

BRAMAN, GREGORY & MARY JO
1291 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

BRAMAN, GREGORY & MARY JO
1291 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

GLINSKI, JOHN W & PEGGY A TRUST
1588 BOWERS RD
LAPEER, MI 48446

PATNODE, EDWARD ; GUISINGER, JANET
4701 MORNINGSIDE DR
BAY CITY, MI 48706

FOGLIO, JOHN & LISA
1309 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

PATTERSON, JAMES & SHELLEY
1319 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631

PATTERSON, JAMES & SHELLEY
1319 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631

FOGLIO, JOHN & LISA
1309 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

SHAHIDEH, ASADOLLAH & FATEMEH
4792 ROCHESTER RD
TROY, MI 48098

GLINSKI, JOHN W & PEGGY A TRUST
1588 BOWERS RD
LAPEER, MI 48446

BRAMAN, GREGORY & MARY JO
1291 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631-9415

GUSHOW, CRAIG & SARAH
1275 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631

GUSHOW, CRAIG & SARAH
1275 BRISSETTE BEACH RD
KAWKAWLIN, MI 48631

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 04/10/19

Board Members present;
Chairman; Bill Karbowski
Secretary; Arnie Prime
Ken Fedak

Applicant; Don Cianek
1725 Boutell Rd.
Linwood Mi. 48634

Parcel # 09-080-010-100-005-05

Meeting called to order by Karbowski 7:03 pm with pledge, roll call of board Bragiel and Schmidt escused. Karbowski read variance request. Owner asking to add a12'x72' lean-to onto a proposed 40'x72' new pole barn. The barn with the attached lean-to would be 851 sq. ft. larger then the house . A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with no response . A copy of Public present sign in sheet attached. One neighbor was present and spoke in favor of request. A discussion on the foot print of the home with garage also the numbers did not add up correct. Was noted that the garage should not count as per our ordinance so the pole barn is also to big on its own. Karbowski stated that we will go by the paper work that we have and motioned to approve variance of the added lean-to second by Fedak. Voice vote 3 yes, motion approved as submitted. Board discussed changes that need to be made to the ordinance by the township board in regard to the Brissette beach set backs and the foot print definition. The board feels we should go by what the ordinance states and be stricter in handing out variance requests as per the ordinance . If variances are denied as per book than a change in the ordinance would have to be done by the board. Motion Prime 2nd Karbowski to adjourn meeting adjourned 7:43pm

Secretary

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 04/10/19

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Ken Fedak

Applicant; Don Cianek
1725 Boutell Rd.
Linwood Mi. 48634

Parcel # 09-080-010-100-005-05

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday April 10, 2019, the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Don Cianek, 1725 Boutell Rd., Linwood, MI. 48634. The purpose of the variance is to add a 12'x72' lean-to on a proposed new pole barn. The lean-to and pole barn square footage would be 851 sq. ft. larger than the house.

Property code is: 09-080-010-100-005-05

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township
1836 E. Parish Rd.
Kawkawlin, MI 48631

meeting called to order 7:03 PM
Pledge Roll call Bragiel & Schmidt not
here. Karbowski lead variance request Allow 42' rear to
Discussion on size of footPrint noted in book
not To include garages. Also noted sq Ft on drawing
not same as Paperwork

motion Karbowski To allow variance as requested
~~2nd~~ second Fedak. with Paperwork Provided
Y/Y/Y motion Passed
talked about setback on beach again
motion to adj Prime 2nd Karbowski
7:43

Sign in sheet 4-10-19 Board of Appeals

Duane Stagedy

Don Cranick

Tyler Cranick

Parcel Number: 09-080-010-100-005-05 Jurisdiction: KAWKAWLIN Township County: BAY Printed on 01/24/2019

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
1725 E NORTH BOUTELL RD

Owner's Name/Address
CIANEK, DONALD J & JULIE
1725 E NORTH BOUTELL RD
LINWOOD MI 48634

Tax Description
COM AT CEN OF SEC TH W 50 FT TO POB TH W 234 FT TH N 310 FT TH E 234 FT TH S 310 FT TO BEG. SEC.10,T15N,R4E 3-21-97

Comments/Influences

Class: RESIDENTIAL - IMP Zoning:
School: 09010 Bay City Public
P.R.E. 100% / /
MAP #:

Building Permit(s)	Date	Number	Status

2019 Est TCV Tentative

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 12.LOCAL FRONTAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	234.00	310.00	1.0000	1.0000	100	100		23,400
234 Actual Front Feet, 1.67 Total Acres							Total Est. Land Value =	23,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.86	1200	90	6,329
D/W/P: Asphalt Paving	2.79	4200	80	9,374
Wood Frame	24.72	192	60	2,848
Total Estimated Land Improvements True Cash Value =				18,551

Who	When	What
JF	09/03/2012	INSPECTION
B&K	07/30/2012	Inspected

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	Tentative	Tentative	Tentative			Tentative
2018	11,700	108,250	119,950			79,580C
2017	11,700	110,450	122,150			77,944C
2016	13,450	97,000	110,450			77,249C

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Licensed To: Township of Kawkawlin, County of Bay, Michigan

*** Information herein deemed reliable but not guaranteed***

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed 01/24/2019 2:00 PM

Parcel:	080-010-100-005-05	**Current Class:**	401.RESIDENTIAL – IMPROVED
Owner's Name:	CIANEK, DONALD J & JULIE	**Previous Class:**	401.RESIDENTIAL – IMPROVED
Property Address:	1725 E NORTH BOUTELL RD ,	**Gov. Unit:**	080 KAWKAWLIN Township
		MAP #	
		School:	09010 09010 Bay City Public
		Neighborhood:	K2 SECTION LOTS
Liber/Page:		**Created:**	/ /
Split:	/ /	**Active:**	Active
Public Impr.:	Paved Road, Electric		
Topography:	Level		

Mailing Address:

CIANEK, DONALD J & JULIE
1725 E NORTH BOUTELL RD
LINWOOD MI 48634

Description:

COM AT CEN OF SEC TH W 50 FT TO POB TH W 234 FT TH N 310 FT TH E 234 FT TH S 310 FT TO BEG. SEC.10,T15N,R4E 3-21-97

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

Physical Property Characteristics

2019 S.E.V.:	142,150	**2019 Taxable:**	79,580	**Lot Dimensions:**	
2018 S.E.V.:	119,950	**2018 Taxable:**	79,580	**Acreage:**	1.67
Zoning:		**Land Value:**	23,400	**Frontage:**	234.0
RE:	100.000	**Land Impr. Value:**	18,551	**Average Depth:**	310.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: BC
Style: 1-1/2 STY
Exterior: Brick
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
# of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,802
Ground Area: 1,857 = 2763
Garage Area: 906
Basement Area: 1,857
Basement Walls:
Estimated TCV: 242,365

Image

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance 800 —
Special Meeting _____

This Application will not be accepte incomplete. All required material r be submitted at least ____ days prio the next Planning Commission Meeti or ____ days prior to the next Boar Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name _____ Phone _____

Address _____

OWNER INFORMATION

Name DON CIANEK Phone 697-3600

Address 1725 Boutell Rd

PROPERTY INFORMATION

Address 1725 Boutell Rd Parcel # 09-080- 010-100-005-05 Zoning District _____

Property Size 309x 228 Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

VARIANCE FOR 12'x72' LEAN-TO ON NEW PROPOSED POLE BARN

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature Don Cianek Date _____

Material received: Site plan_____ Preliminary Building Plans _____ Other _____

DATE Received 3/14/19 Fee Paid $ 200 — Received by D. S.

approved

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. 4-10-19

William Karbowski

evised May 5, 2010

Board of Appeals member

Parcel #09-080-010-100-005-05

Don Cianek is asking for a variance on the size of his accessory building. The foot print of his primary structure is 2,893 sq. ft. his proposed accessory building is 2,880 sq. ft with an attached lean-to of 864 sq. ft. Bringing the total sq. ft to 3,744 sq. ft. this calculates to 851 sq. ft larger than the primary foot print.

Reference in zoning book **Page 52, Section 310, Paragraph 12.**

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1-1/2 STY

Yr Built	Remodeled
1996	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1857 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 16
Floor Area: 2,802
Total Base New : 400,735 E.C.F.
Total Depr Cost: 336,618 X 0.756
Estimated T.C.V: 254,483

(16) Porches/Decks

Area	Type
133	CCP (1 Story)
25	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Sid/Br
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 906
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1-1/2 STY Cls BC Blt 1996
(11) Heating System: Forced Heat & Cool
Ground Area = 1857 SF Floor Area = 2802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Brick	Basement	1,857		
1 Story	Brick	Overhang	16		
			Total:	346,978	291,461

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	5,281	4,436
2 Fixture Bath	1	3,538	2,972
Water/Sewer			
1000 Gal Septic	1	4,357	3,660
Public Water	1	1,479	1,242
Porches			
CCP (1 Story)	133	3,634	3,053
CCP (1 Story)	25	815	685
Garages			
Class: BC Exterior: Sid/Br Foundation: 42 Inch (Unfinished)			
Base Cost	906	34,229	28,752
Common Wall: 1 Wall	1	-2,410	-2,024
Fireplaces			
Prefab 1 Story	1	2,834	2,381
	Totals:	400,735	336,618

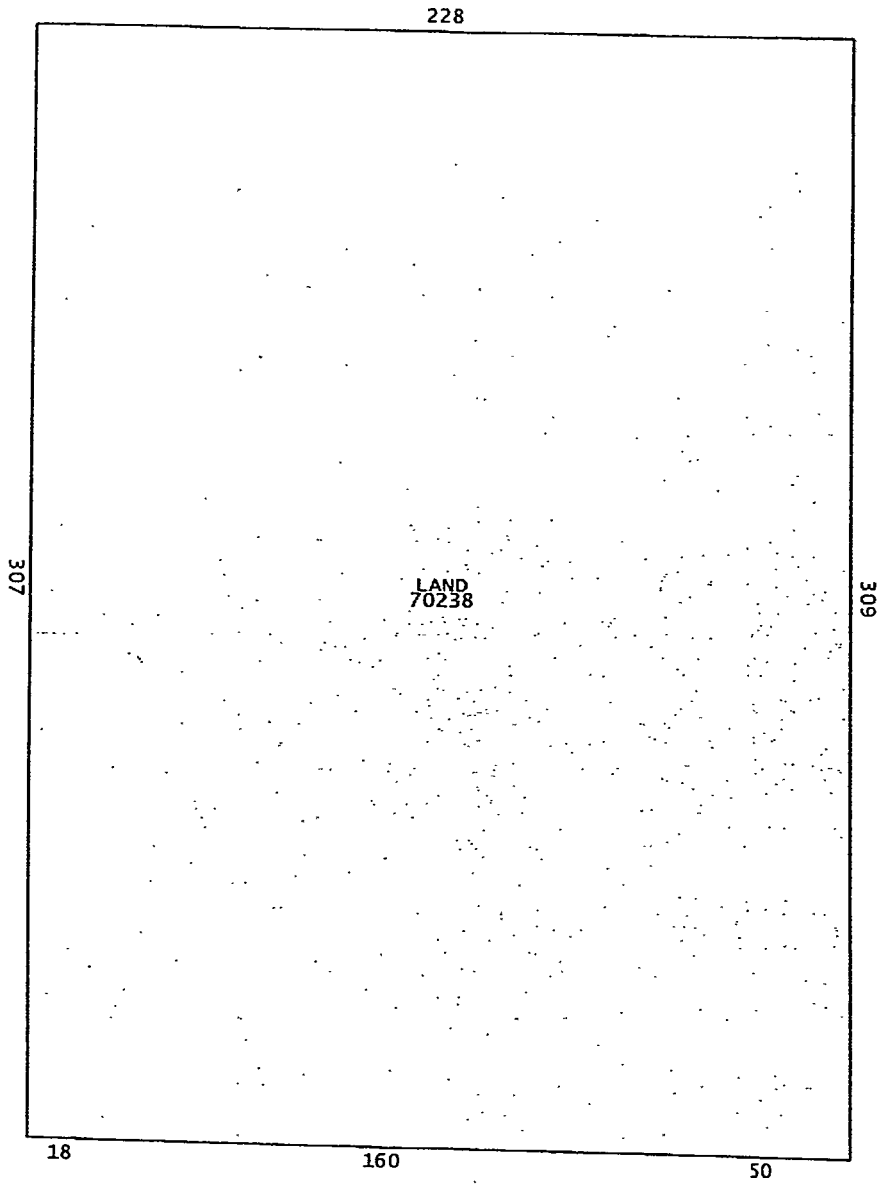
Notes:

ECF (SECTION LOTS) 0.756 => TCV: 254,483

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 09-080-010-100-005-05, Land Image

Printed on 01/24/2019



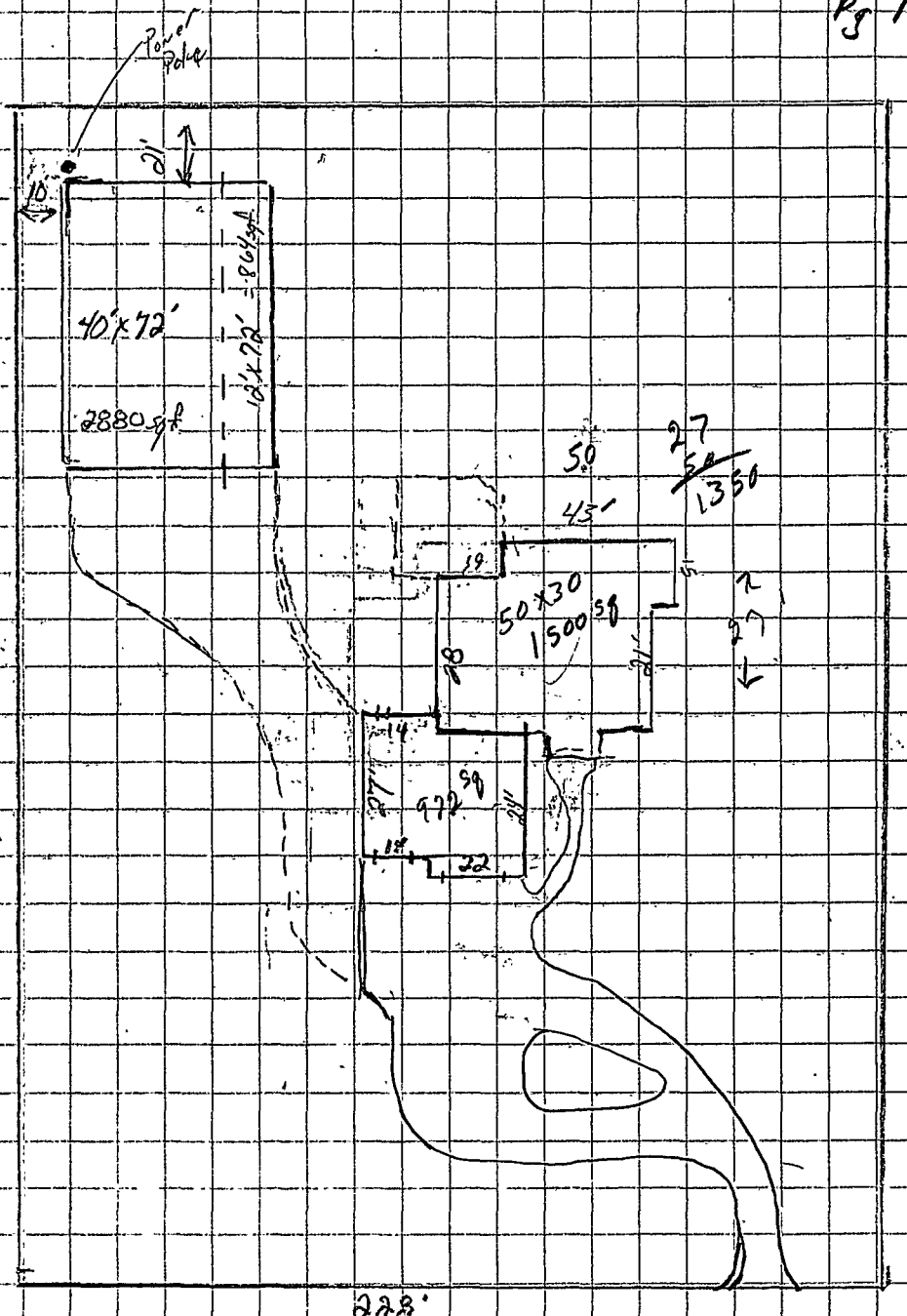
Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Ground Floor Area definition

Pg 10 #55

does not include garage



Pole Barn - size

Pg 52 #12

ground floor area of building

Realestate Summary Sheet

from owner

house 1857 sq ft

garage 906

1725 Boutell Rd

Pole Barn = 2880 sqft

Lean-To = 864 sqft

Foot print of House and Garage = 2893 sqft

Includes

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 05/08/19

Board Members present;
Chairman; Bill Karbowski
Secretary; Arnie Prime
Bill Schmidt
Kenneth Bragiel

Applicant; Chalmer J Metevia Jr.
1661 Bond Rd.
Kawkawlin Mi. 48631

Re:
1661 Bond Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-022-100-020-01

Meeting continuation 7:08 pm. Fedak absent. Karbowski read variance request. Owner wants to build a 30x40' pole barn on adjacent property across street without a principle structure. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request. A neighborhood response letter was submitted to the board of appeals with 8 property owner signatures. Requesting that the variance be denied. The letter is attached to file. A copy of Public present sign in sheet attached. Public spoke about wet land area, questioned about property values affected, also noted that the applicant already has storage buildings on his principle residence. Karbowski asked about proof that property value would be affected none given. Owner has 10 acres across road with most being wet land. Noted that barn would be across from his current residence. Karbowski noted deed restrictions would be required. Prime asked about sq. ft of principle residence, is about 21,000 sq. ft. as per our ordinance, adjacent property accessory building can only be if main residence lot is 12,000 sq ft. or less and that is the variance requested. After questions and discussion by the board a Motion by Bragiel 2nd by Schmidt to approve variance as submitted with deed restrictions on both properties per ordinance, Voice vote Prime no 3 yes. Variance Approved as requested . Moved Bragiel 2nd. Karbowski to adjourn 7:38pm

Secretary Arnie Prime

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 05/08/19

Board Members present - to be paid 2 appeals

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel
Bill Schmidt

Applicant; Alfredo Vasquiez 1523 S. Huron Rd. Parcel #09-080-023-100-180-00

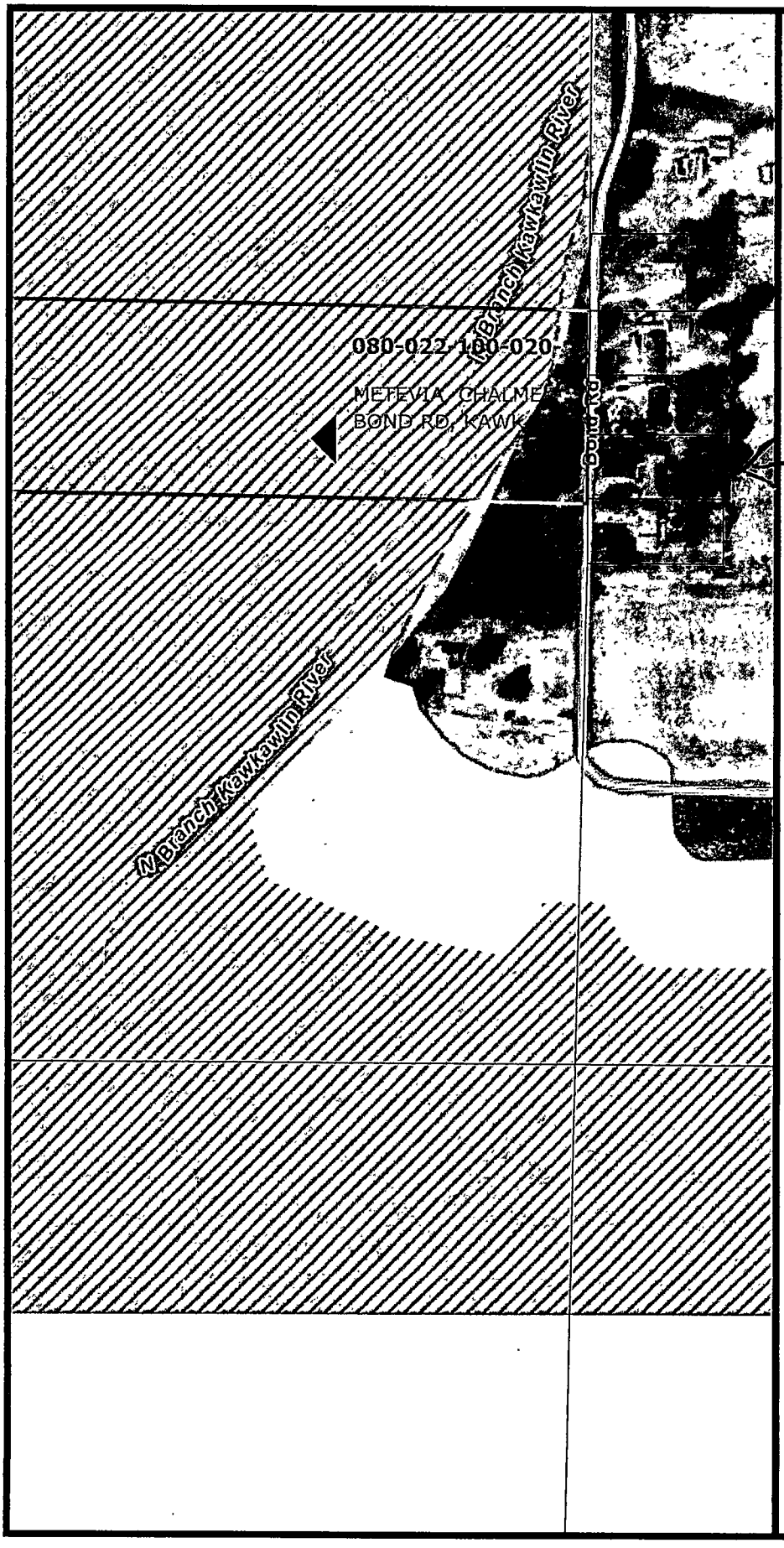
Applicant; Chalmer Metevia Jr. 1661 Bond Rd. Parcel #09-080-022-100-020-01

Board of Appeals

7:08 Barbowski read variance request wants to build accessory building across street from principle building. Barbowski read variance. 0 letters was recieved from neighbors objecting variance letter attached. Sign in sheet attached. Price asked about size of existing lot with home on it. Mrs Schmidt spoke in favor of variance request to. Brugel motioned the property is not in wetland zone. Bond spoke against it as out of place. Brugel motions to approve variance as requested 2nd Schmidt. Yes 5 No 0 Variance passed as requested Motion to adjourn Brugel 2nd Barbowski 7:38

Bed of Appeals 5-8-19 Sign in Sheet

Mr. + Mrs. Alfredo Vasquez 1525 S. Huron Rd.
Richard Kozecke 2086 E River Rd.
Murelle Schmidt 1671 Bond Rd. Kawk.
Jesse J. Tromsley 2167 E. Cottage Grove Rd.
Tom Chambers 1736 Bond Road.
Dave & Deborah Bond 1641 Bond Rd Kawkawlin MI
1625 Bond Rd Kawkawlin, MI
1607 Bond Rd Kawkawlin MI
Sheldon Meters 1661 Bond Rr



BAY COUNTY
MICHIGAN·1857

Bay City
Michigan

Bay Area GIS

Map Publication:
05/07/2019 3:11 PM

100m
300ft

powered by
FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Bay City/County expresses no warranty for the information displayed on this map document.

May 6, 2019

Chairman
Kawkawlin Township Board of Appeals
1836 E. Parish Rd.
Kawkawlin, MI 48631

The undersigned, having received notice that a public hearing will take place on May 8, 2019 concerning a variance permit submitted by Chalmer J. Metevia, Jr. for the construction of a pole barn on adjacent property without a principle structure wish to object to the issuance of said variance permit.

The proposed building site either is or may be located on or in very close proximity to wetlands property as identified on NWI and MIRIS maps and soil areas which include wetlands soils. Please refer to the attached map and legend obtained from the Department of Environmental Quality web site.

The proposed building site has no other buildings directly adjacent to it and the construction of a pole barn would not fit in with the residential atmosphere of the neighborhood and could potentially affect property values and the eventual marketability of homes in the neighborhood.

The requested variance would grant a "special privilege" to the land owner who already has structures located on his residential property for storage. There are other options available to the land owner nearby for the short or long term storage of his recreational vehicles and equipment.

The change in use is generally not desired by a majority of the neighborhood.

Respectfully submitted:

1625 Bond Rd. Kawkawlin, MI 48631

1607 Bond Rd, Kawkawlin, MI 48631

1641 Bond Rd. Kawkawlin 48631

Deborah M Bond	11641 Bond Rd Kawkawlin MI 48631
Thomas M Chambers	1736 Bond Rd Kawkawlin MI 48631
Julie Chambers	1736 Bond Rd, Kawkawlin, MI 48631
[signature]	1651 Bond Kawkawlin, MI 48631
Rachel Caplin	1651 Bond Kawkawlin, MI 48631

Skip to main content Skip to main navigation
MENU

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- Clear Map
- Full Extent
- Web Links
- DEQ
- Contacts
- Permits
- Online Services
- Programs
- Locations
- Wetlands Map Viewer Home
- Text Search
- Wetland Status and Trends Tool

- MI.gov

Wetlands Map Viewer

Department of Environmental Quality

- Map View
- Search Tools
- Share

- Map Legend
- Base Maps
- About

Map Legend

Change what items you see on the map by using the checkboxes

Wetland Data

- ☐ Wetland (Hydric) Soils
- ☐ National Wetlands Inventory 2005
- ☐ Potential Wetland Restoration
  - ☐ Highest Potential - Hydric and Presettlement Wetland Overlay
  - ☐ High Potential - Hydric Soils Only
  - ☐ Moderate Potential - Presettlement Wetlands Only
- ☑ Part 303 Final Wetlands Inventory
  - ☐ Wetlands as identified on NWI and MIRIS maps
  - ☐ Soil areas which include wetland soils
  - ☑ Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

Stream Data

Move map to current postion | Full Extent | Clear map graphics

- Unknown
- Undetermined

- ☐ Mitigation Watersheds
- ☐ DEQ ECOREGIONS
- ☐ DEQ Conservation Easement

- ☐ Lake Contours

- ☐ Town Range
- ☐ Public Land Survey System - Sections Extended

Functional Tool Layers

- ☐ HUC 8 Watershed
- ☐ HUC 10 Watershed
- ☐ HUC 12 Watershed
- ☐ NWI PLUS Wetlands PreSettlement
- ☐ NWI PLUS Wetlands Current
- ☐ NWI PLUS Completed Watersheds

KNOCHEL, TOM L
2107 TRAILWAY CT
COMMERCE TOWNSHIP, MI 48390

KNOCHEL, TOM L
2107 TRAILWAY CT
COMMERCE TOWNSHIP, MI 48390

KAWKAWLIN TOWNSHIP
1836 E PARISH RD
KAWKAWLIN, MI 48631

METEVIA, CHALMER
1661 BOND RD
KAWKAWLIN, MI 48631

CHAMBERS, THOMAS M & JULIE A
1736 BOND RD
KAWKAWLIN, MI 48631-9424

CONKLIN, CHRISTOPHER & RACHEL
1651 BOND RD
KAWKAWLIN, MI 48631-9424

METEVIA, CHALMER J JR
1661 BOND RD
KAWKAWLIN, MI 48631

BOND, GARY A & DEBORAH M
1641 BOND RD
KAWKAWLIN, MI 48631

SCHMIDT, MICHELLE M
1671 BOND RD
KAWKAWLIN, MI 48631-9424

SCHMIDT, J WILLIAM & VALERIE
1989 SCHMIDT RD
KAWKAWLIN, MI 48631-9423

BOND, ALBERT & DELLA
1625 BOND RD
KAWKAWLIN, MI 48631-9424

RICE, ORVAL B JR
1625 BOND RD
KAWKAWLIN, MI 48631-9424

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 05/08/19

Board Members present;
Chairman; Bill Karbowski
Secretary; Arnie Prime
Bill Schmidt
Kenneth Bragiel

Applicant; Alfredo Vasquez
1523 S Huron Rd.
Kawkawlin Mi. 48631

Re:
1523 S. Huron Rd.
Kawkawlin Mi. 48631

Parcel # 09-080-023-100-180-00

Meeting called to order by Karbowski 7:00 pm with pledge, roll call of board Fedak absent. Karbowski read variance request. Owner wants to split the house from the motel but only has10'-6" side set back and 15' is required in commercial district. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with 0 response . A copy of Public present sign in sheet attached. A discussion by the board. Owner stated in order to get a loan on the house it needs to be split from the motel which he did about 5 years ago but had it split into 2 parcels with same parcel and tax number. After questions and discussion by the board a Motion by Prime 2nd by Bragiel to approve variance as submitted, Voice vote 0 no 4 yes. Variance approved as requested. Moved to second variance request 7:08 pm

Secretary _____

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday May 8, 2019, the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Alfredo Vasquez, 1523 S. Huron Rd., Kawkawlin, MI. 48631. The variance is to split the house from the motel, but he only has 10'6" side set back and needs 15'.

Property code is: 09-080-023-100-180-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

Signed:

Gregory A Petrimoulx

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

BOA member

This variance is being asked for due to the need to split the Parcel so the house and the motel are on separate Parcels. The side setback for a C-2 Highway Commercial parcel is 15 feet.

Reference Sec307 Schedule of Regulations Page 50

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RETAIN THIS IMAGE

HUGO, WILLIAM C & JEANNE M
1738 E COTTAGE GROVE RD
LINWOOD, MI 48634

PIOTROWSKI, FREDERICK S &
1514 S HURON RD
KAWKAWLIN, MI 48631-9408

COOLEY, JEFFREY S & SUSAN
1408 S HURON RD
KAWKAWLIN, MI 48631

LAYMON, STEPHEN & CARLA & LOIS
1550 S HURON RD
KAWKAWLIN, MI 48631-9408

BOYK, AMBER C
1569 S HURON RD
KAWKAWLIN, MI 48631-9408

WILLETTE, ALAN J
2993 LAURIA RD
KAWKAWLIN, MI 48631-9168

VASQUEZ, ALFREDO JR & CAROLYN
1523 S HURON RD
KAWKAWLIN, MI 48631-9408

VASQUEZ, ALFREDO JR & CAROLYN
1523 S HURON RD
KAWKAWLIN, MI 48631-9408

VASQUEZ, ALFREDO JR & CAROLYN
1523 S HURON RD
KAWKAWLIN, MI 48631-9408

VASQUEZ, ALFREDO JR & CAROLYN
1523 S HURON RD
KAWKAWLIN, MI 48631-9408

KOSECKI, ALLEN S
2086 E RIVER RD
KAWKAWLIN, MI 48631

KOSECKI, RICHARD A
2086 RIVER RD
KAWKAWLIN, MI 48631-9409

WARDYNSKI, DONALD & KATHRYN
2075 RIVER RD
KAWKAWLIN, MI 48631-9409

BRISSETTE, PETER G & KAREN
1489 S HURON RD
KAWKAWLIN, MI 48631-9410

DELORGE, ROY & YVONNE
1479 S HURON RD
KAWKAWLIN, MI 48631-9410

BESON, PATRICK H & VICTORIA
1480 S HURON RD
KAWKAWLIN, MI 48631-9420

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance $200.00
Special Meeting _____

This Application will not be accepte incomplete. All required material r be submitted at least ____ days prio the next Planning Commission Meeti or ____ days prior to the next Boar Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name Alfredo Vasquez Phone 989-280-888

Address 1523 S. HURON RD

OWNER INFORMATION

Name Alfredo Vasquez Phone 989-280888

Address 1523 S. HURON RD, KAWKAWLIN, MI 48631

PROPERTY INFORMATION

Address 1523 S. HURON RD Parcel # 09-080- 023-100-180-00 Zoning District C-2

Property Size 9.8 Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Variance for side set back on parcel 1, comerical need 15' has 10'6"

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

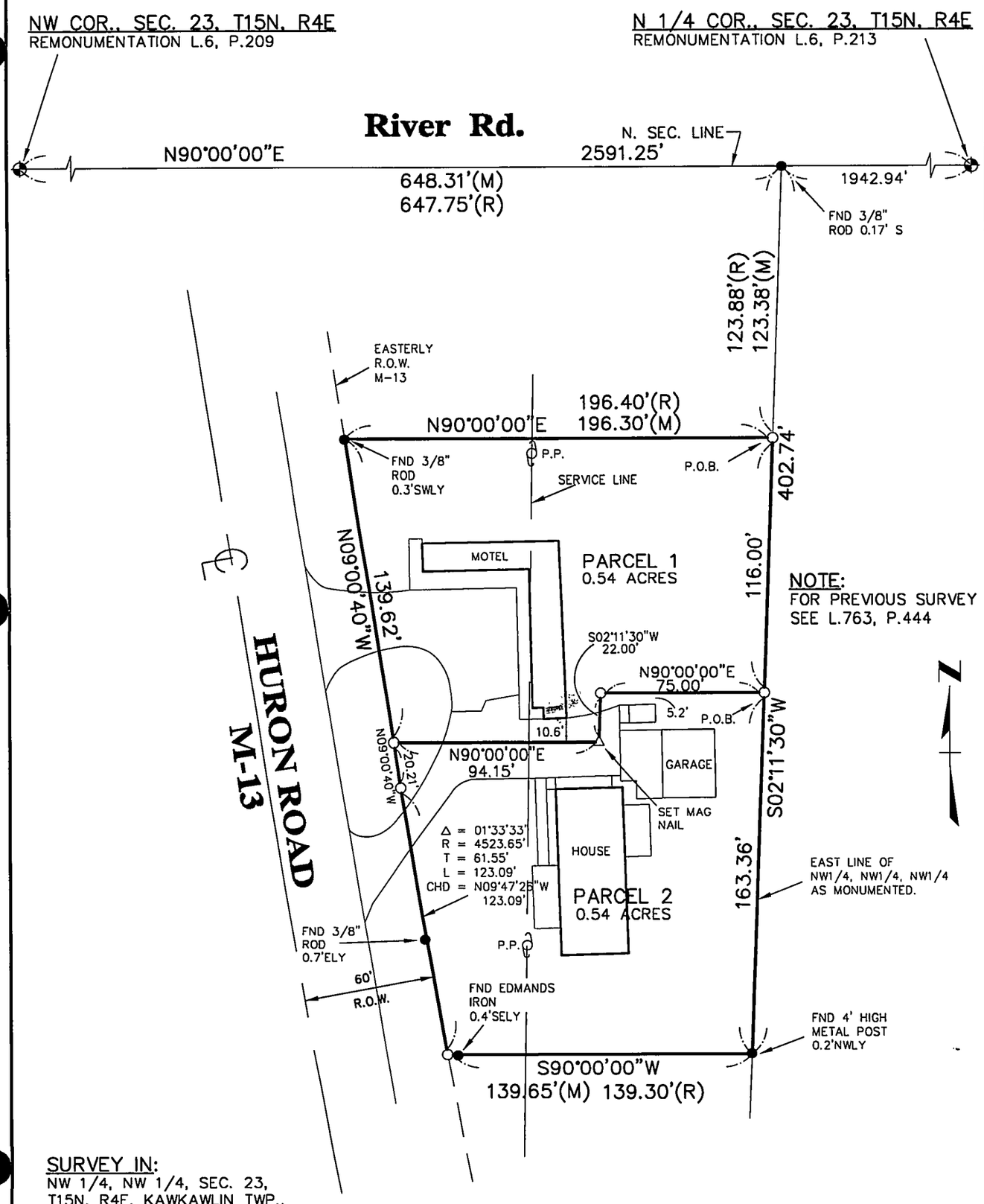
~~Applicants signature~~ _____ ~~Date~~ _____

Material received: Site plan ✓ Preliminary Building Plans ✓ Other _____

DATE Received 4/15/19 Fee Paid $200.- Received by DJB

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. _____

Revised May 5, 2010



SURVEY IN:
NW 1/4, NW 1/4, SEC. 23,
T15N, R4E, KAWKAWLIN TWP.,
BAY COUNTY, MICHIGAN

BASIS OF BEARING:
NORTH LINE OF NW 1/4
AS N90°00'00"E PER
SURVEY L.763, P.444

Kevin T. Pomaville, P.S. 43066

APEX
LAND SURVEYORS, L.L.C.
820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Fax (989) 697-2594

STATE OF MICHIGAN
KEVIN T. POMAVILLE
PROFESSIONAL SURVEYOR
No. 43066
LICENSED PROFESSIONAL SURVEYOR

LEGEND
- Found Gov't Corner or Monument
- Set Iron & Cap #43066
- Found Corner as Indicated
- Concrete Monument

(R) Recorded (M) Measured (C) Calc. (D) Deeded

Scale: 1"=60'
0' 30' 60' 120'

Survey for:
FRED VASQUEZ
1525 S. HURON ROAD
KAWKAWLIN, MICHIGAN 48631

Survey Date: 3/26/2009
Drawn by: CAU
Closure: 1 in 20,000
Sheet 2 of 2
Job No.: 09S0019

CERTIFICATE OF SURVEY

LEGAL DESCRIPTIONS:

PARCEL 1

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 23, Town 15 North, Range 4 East, Kawkawlin Township, Bay County, Michigan described as: Commencing at the Northwest corner of Section 23; thence North 90°00'0" East, 648.31 feet (Recorded as 647.75 feet) along the North section line to the East line of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 23 as monumented; thence South 02°11'30" West, 123.38 feet (Recorded as 123.88 feet) along said East line to the Northeast corner of the parcel previously surveyed as recorded in Liber 763, Page 444 and to the point of beginning; thence continuing South 02°11'30" West, 116.00 feet along said East line; thence South 90°00'00" West, 75.00 feet; thence South 02°11'30" West, 22.00 feet; thence South 90°00'00" West, 94.15 feet parallel with the North section line to the East line of Highway M-13; thence North 09°00'40" West, 139.62 feet along said East line to the North line of the parcel previously surveyed as recorded in Liber 763, Page 444; thence North 90°00'00" East, 196.30 feet (Recorded as: 196.40 feet) along said North line to the point of beginning and containing 0.54 acres.

PARCEL 2

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 23, Town 15 North, Range 4 East, Kawkawlin Township, Bay County, Michigan described as: Commencing at the Northwest corner of Section 23; thence North 90°00'0" East, 648.31 feet (Recorded as 647.75 feet) along the North section line to the East line of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 23 as monumented; thence South 02°11'30" West, 239.38 feet along said East line to the point of beginning; thence continuing South 02°11'30" West, 163.36 feet along said East line to the Southeast corner of the parcel previously surveyed as recorded in Liber 763, Page 444; thence South 90°00'00" West, 139.65 feet (Recorded as: 139.30 feet) along the South line of said previously surveyed parcel to the East line of Highway M-13; thence Northwesterly 123.09 feet along the arc of a 4523.65 foot radius curve to the Right, having a Chord bearing North 09°47'26" West, 123.09 feet to the point of tangency; thence North 09°00'40" West, 20.21 feet along said East line of said Highway; thence North 90°00'00" East, 94.15 feet; thence North 02°11'30" East, 22.00 feet; thence North 90°00'00" East, 75.00 feet to the point of beginning and containing 0.54 acres.

APEX
LAND SURVEYORS, L.L.C.
820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Fax (989) 697-2594

Survey for:
FRED VASQUEZ
1525 S. HURON ROAD
KAWKAWLIN, MICHIGAN 48631

CERTIFICATION STATEMENT:

I, Kevin T. Pomaville, without prejudice, do hereby certify that the map as shown and the survey on which it is based, was performed under my direct supervision and fully complies with all requirements of Public Act 132 of 1970, as amended and that the ratio of closure of the unadjusted field observations is no greater than 1 part in 5000.

Kevin T. Pomaville, P.S. 43066

Drawn by: CAU Survey Date: 3/26/2009

Sheet 1 of 2 Job No.: 09S0019

RETURN TO APEX

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 07/10/19

Board Members present;
Chairman; Bill Karbowski
Secretary; Arnie Prime
Ken Fedak
Ken Bragiel

Applicant; Joe Janicke
625 S Linwood Beach
Linwood Mi. 48634

Parcel # 09-080-011-200-015-03

Meeting continued by Karbowski 7:16 pm , roll call of board Schmidt absent. Karbowski read variance request. Owner asking to build a 60'x80' pole barn for storage and garage without a principle residence. It was noted that being zoned agriculture the owner could build what he wanted ,but only for ag use. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with no response. A copy of Public present sign in sheet attach. After discussion it was noted because of the owner use of the new building a variance would be required, motion to approve by Prime 2nd Bragiel roll call vote 4 no, motion denied as submitted. The board discussed the ordinance and it was suggested that the members go thru the book and maybe bring suggestions for changes and or corrections to the next board meeting. Motion Bragiel 2nd Fedak to adjourn 7:40

Secretary _____

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday July 10, 2019, the Kawkawlin Township Board of Appeals will meet at 7:15 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Joe Janicke 625 S. Linwood Beach, Linwood, MI. 48634. The purpose of the variance is to be able to build a new pole barn on vacant property. The property is located on E. Cottage Grove Rd. between Huron Rd. and Kolbiaz Rd.

Property code is: 09-080-011-200-015-03

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLACATION FOR:
Site Plan Review $50.00
Special Use. $250.00
Rezoning $335.00
Variance $200.00
Special Meeting $435.00

This Application will not be accepted if incomplete. All required material must be submitted at least **20** days prior to the next Planning Commission Meeting or **30** days prior to the Board of Appeals meeting.

See Zoning Ordinance for **specific** requirements.
A preliminary site plan is required for **all** rezoning request.

APPLICATION INFORMATION (If different from owner)

Name Janicke Enterprise Phone 989-385-4218

Address 2600 N Huron RD Pinconning, MI 48650

OWNER INFORMATION

Name Joe Janicke Phone 989-385-4218

Address 625 S. Linwood Bay Linwood MI 48634

PROPERTY INFORMATION

Address _____ Parcel # 09-080- 011-200-015-03 Zoning District Kawkawlin Twp

Property Size _ _____ Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Pole Barn - Storage / Garage

ABUTTING PROPERTY OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature _____ Date 6/21/19

Material received: Site plan _____ Preliminary Building Plans____ Other _____

DATE Received 6/24/19 Fee Paid $ ____ Received by: _____

SITE PLAN APPROVED Owner _____ Date _____ P.C._____ Z.A.>_____

Revised November 21, 2016

Phone (989)

Cell (989)

Township Permit #_____

Zoning Permit

Parcel #09- 080-011-200-015-03 Today's Date 6/13/2019

Applicant's Name Mark Hugo Ph. No. (989) 213-5809

Mailing Address 486 E. Hampton

Property Location E. Cottage Grove Rd

Between S. Huron Rd and S Kolbiaz Dr Roads

Proposed Building _____ Use _____

Lot Size _____ Road Frontage _____ Corner Lot? YES NO

ZONING PERMIT FEE WAIVED BY _____ TWP BOARD

Current Zoning _____

_____
Permit Holder's Signature

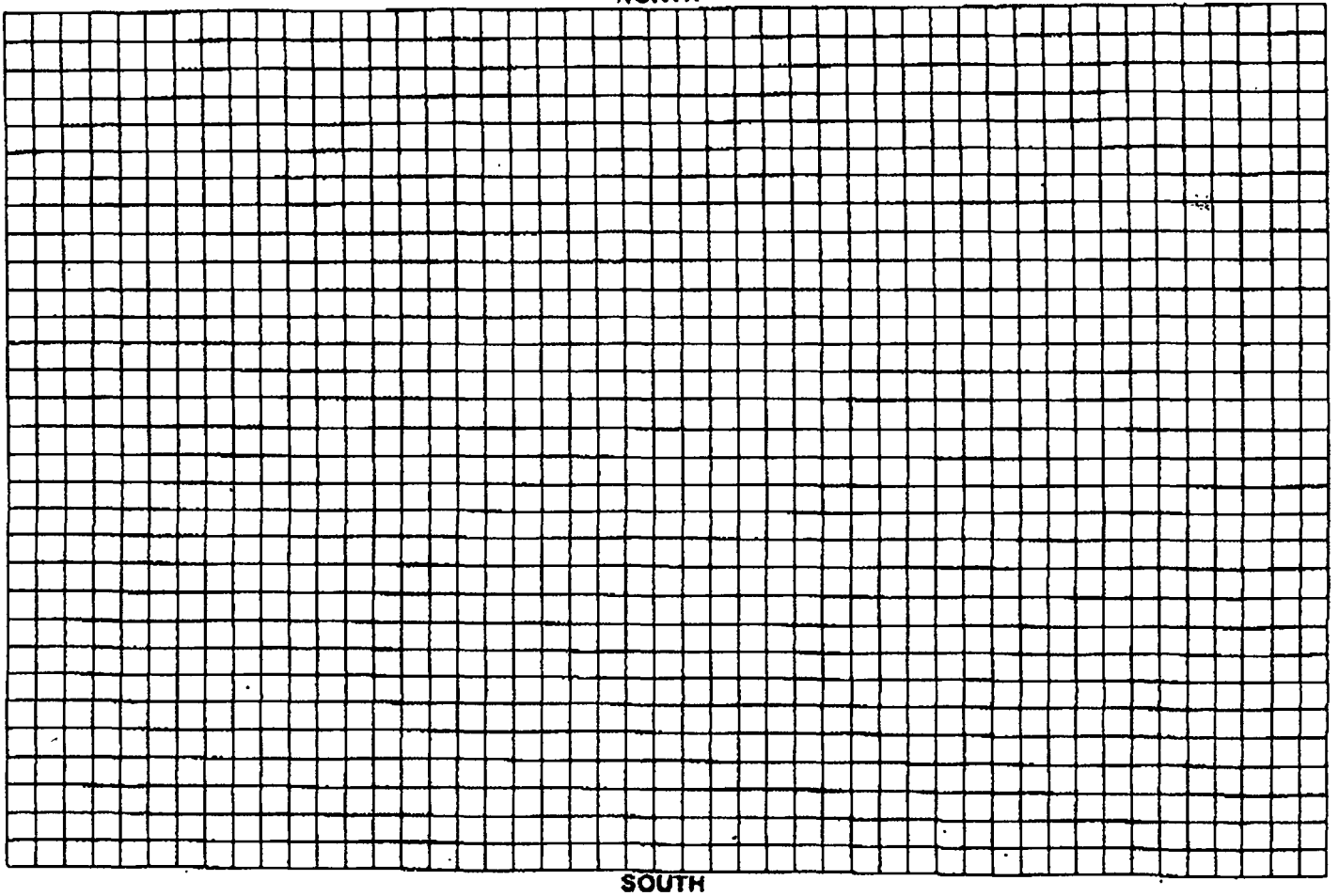
I hereby certify that the foregoing application meets all the requirements of the _____ Township Zoning Ordinance.

_____ _____
, Zoning Administrator **Date Approved**

SITE OR PLAT PLAN- For Applicant Use

Please show all lot lines, where proposed structure will be placed and if there are any existing buildings. Indicate number of feet per square inch.

NORTH



SOUTH

PRE 2017:	100%
PRE 2018:	100%

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2017	$48,850	$48,850	$16,275
2016	$46,150	$46,150	$16,130

Land Information

Acreage:	23.71
Zoning:	

Legal Description

NW 1/4 OF NE 1/4 SEC 11 LYG E'LY OF MCRR R/W, EXC BEG @ PT ON N SEC LN E 410.3 FT FROM N 1/4 POST, TH CONT E 496 FT, TH S 200 FT, TH W 473.1 FT, TH ALG E LN PCRR R/W N06°31'40"W 201.3 FT TO POB; ALSO EXC THAT PT OF FOLLOWING PCL LYG W OF E 1/8 LN: BEG @ PT ON N SEC LN W 1189.38 FT FROM NE COR SEC 11, TH S0°00'12"W 190 FT, TH W 144 FT, TH N0°00'12"E 190 FT TO N LN, TH E 190 FT TO POB; SEC 11 T15N R4E, 23.71 AC +/-

Sales Information

Sale Date: 10-31-1990

Sale Price: 107500
Instrument: WD
Grantor: FIRST OF AMERICA BANK - FRANKENMUTH
Grantee: MR CHIPS
Terms of Sale: BANK SALE
Liber/Page: 1130/370

Building Information

No Records Found

Tax History *Total Due as of settlement date

Tax Details 2018 Winter

School Dist. Code:	09010	**Assessed Value:**	$53,200
School Dist. Name:	BAY CITY SCHOOL DISTRICT	**Taxable Value:**	$16,616
Property Class:	102	**State Equalized Value:**	$53,200

Class Name:	AGRICULTURAL-VACANT	**Exemption Percent:**	100%

Last Payment Date:	December 27, 2018

Base Tax:	$587.62	**Base Paid:**	$587.62
Admin Fees:	$1.42	**Admin Fees Paid:**	$1.42
Interest Fees:	$0.00	**Interest Fees Paid:**	$0
Total Tax & Fees:	$589.04	**Total Paid:**	$589.04

Tax Items 2018 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY LIBRARY	1	16.61	$16.61
COUNTY LIB IMPRV	0.9953	16.53	$16.53
COUNTY MOSQUITO	0.55	9.13	$9.13
COUNTY SEN CITZN	0.55	9.13	$9.13
COUNTY MED CARE	0.75	12.46	$12.46
COUNTY HIS SOCTY	0.0952	1.58	$1.58
COUNTY DISPATCH	0.7	11.63	$11.63
COUNTY GYPSY MOT	0	0.00	$0.00
COUNTY VETERANS	0.1	1.66	$1.66
METRO TRANSPORTN	0.7476	12.42	$12.42
TWP OPERATING	1.1197	18.60	$18.60
FIRE EQUIPMENT	0.9991	16.60	$16.60
TWP ROADS	1	16.61	$16.61
HADD DRAIN	0	283.57	$283.57
OAKWOOD DRAIN	0	161.09	$161.09

Tax Details 2018 Summer

School Dist. Code:	09010	**Assessed Value:**	$53,200
School Dist. Name:	BAY CITY SCHOOL DISTRICT	**Taxable Value:**	$16,616
Property Class:	102	**State Equalized Value:**	$53,200
Class Name:	AGRICULTURAL-VACANT	**Exemption Percent:**	100%

Last Payment Date:	July 18, 2018

Base Tax:	$360.23	**Base Paid:**	$360.23
Admin Fees:	$3.60	**Admin Fees Paid:**	$3.60
Interest Fees:	$0.00	**Interest Fees Paid:**	$0
Total Tax & Fees:	$363.83	**Total Paid:**	$363.83

Tax Items 2018 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE ED TAX	6	99.69	$99.69
COUNTY OPERATING	5.7257	95.13	$95.13
DELTA COLLEGE	2.0427	33.94	$33.94
ISD OPERATING	0.1891	3.14	$3.14
ISD SPECIAL EDUC	2.8403	47.19	$47.19
VOC SKILL CENTER	1.8939	31.46	$31.46
SCHOOL OPERATING	18	0.00	$0.00
SCHOOL DEBT	2.34	38.88	$38.88
SCH SINKING DEBT	0.65	10.80	$10.80
SCHOOL OPER FC	18	0.00	$0.00

Tax Details 2017 Winter

School Dist. Code:	09010	**Assessed Value:**	$48,850
School Dist. Name:	BAY CITY SCHOOL DISTRICT	**Taxable Value:**	$16,275
Property Class:	102	**State Equalized Value:**	$48,850
Class Name:	AGRICULTURAL-VACANT	**Exemption Percent:**	100%

Last Payment Date:	December 27, 2017

Base Tax:	$269.85	**Base Paid:**	$269.85
Admin Fees:	$1.40	**Admin Fees Paid:**	$1.40
Interest Fees:	$0.00	**Interest Fees Paid:**	$0
Total Tax & Fees:	$271.25	**Total Paid:**	$271.25

Tax Items 2017 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY LIBRARY	1	16.27	$16.27
COUNTY LIB IMPRV	0.9953	16.19	$16.19
COUNTY MOSQUITO	0.55	8.95	$8.95
COUNTY SEN CITZN	0.55	8.95	$8.95
COUNTY MED CARE	0.75	12.20	$12.20
COUNTY HIS SOCTY	0.0952	1.54	$1.54
COUNTY DISPATCH	0.7	11.39	$11.39
COUNTY VETERANS	0.1	1.62	$1.62
METRO TRANSPORTN	0.7476	12.16	$12.16
TWP OPERATING	1.1197	18.22	$18.22

FIRE EQUIPMENT	0.9991	16.26	$16.26
TWP ROADS	0.9991	16.26	$16.26
OAKWOOD DRAIN	0	129.84	$129.84

Tax Details 2017 Summer

School Dist. Code:	09010	**Assessed Value:**	$48,850
School Dist. Name:	BAY CITY SCHOOL DISTRICT	**Taxable Value:**	$16,275
Property Class:	102	**State Equalized Value:**	$48,850
Class Name:	AGRICULTURAL-VACANT	**Exemption Percent:**	100%

Last Payment Date:	July 31, 2017

Base Tax:	$352.84	**Base Paid:**	$352.84
Admin Fees:	$3.52	**Admin Fees Paid:**	$3.52
Interest Fees:	$0.00	**Interest Fees Paid:**	$0
Total Tax & Fees:	$356.36	**Total Paid:**	$356.36

Tax Items 2017 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE ED TAX	6	97.65	$97.65
COUNTY OPERATING	5.7257	93.18	$93.18
DELTA COLLEGE	2.0427	33.24	$33.24
ISD OPERATING	0.1891	3.07	$3.07
ISD SPECIAL EDUC	2.8403	46.22	$46.22
VOC SKILL CENTER	1.8939	30.82	$30.82
SCHOOL OPERATING	18	0.00	$0.00
SCHOOL DEBT	2.99	48.66	$48.66
SCHOOL OPER FC	18	0.00	$0.00

Tax Details 2016 Winter

School Dist. Code:	09010	**Assessed Value:**	$46,150
School Dist. Name:	BAY CITY SCHOOL DISTRICT	**Taxable Value:**	$16,130
Property Class:	102	**State Equalized Value:**	$46,150
Class Name:	AGRICULTURAL-VACANT	**Exemption Percent:**	100%

Last Payment Date:	December 12, 2016

Base Tax:	$301.18	**Base Paid:**	$301.18
Admin Fees:	$1.45	**Admin Fees Paid:**	$1.45
Interest Fees:	$0.00	**Interest Fees Paid:**	$0

Total Tax & Fees:	$302.63	**Total Paid:**	$302.63

Tax Items 2016 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY LIBRARY	1	16.13	$16.13
COUNTY LIB IMPRV	0.9953	16.05	$16.05
COUNTY MOSQUITO	0.55	8.87	$8.87
COUNTY SEN CITZN	0.85	13.71	$13.71
COUNTY MED CARE	0.75	12.09	$12.09
COUNTY HIS SOCTY	0.0952	1.53	$1.53
COUNTY DISPATCH	0.7	11.29	$11.29
COUNTY GYPSY MOT	0.1	1.61	$1.61
COUNTY VETERANS	0.1	1.61	$1.61
METRO TRANSPORTN	0.7476	12.05	$12.05
TWP OPERATING	1.1208	18.07	$18.07
FIRE EQUIPMENT	1	16.13	$16.13
TWP ROADS	1	16.13	$16.13
OAKWOOD DRAIN	0	155.91	$155.91

Tax Details 2016 Summer

School Dist. Code:	09010	**Assessed Value:**	$46,150
School Dist. Name:	BAY CITY SCHOOL DISTRICT	**Taxable Value:**	$16,130
Property Class:	102	**State Equalized Value:**	$46,150
Class Name:	AGRICULTURAL-VACANT	**Exemption Percent:**	100%

Last Payment Date:	August 18, 2016

Base Tax:	$349.69	**Base Paid:**	$349.69
Admin Fees:	$3.49	**Admin Fees Paid:**	$3.49
Interest Fees:	$0.00	**Interest Fees Paid:**	$0
Total Tax & Fees:	$353.18	**Total Paid:**	$353.18

Tax Items 2016 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE ED TAX	6	96.78	$96.78
COUNTY OPERATING	5.7257	92.35	$92.35
DELTA COLLEGE	2.0427	32.94	$32.94
ISD OPERATING	0.1891	3.05	$3.05

ISD SPECIAL EDUC	2.8403	45.81	$45.81
VOC SKILL CENTER	1.8939	30.54	$30.54
SCHOOL OPERATING	18	0.00	$0.00
SCHOOL DEBT	2.99	48.22	$48.22
SCHOOL OPER FC	18	0.00	$0.00

Application Use:

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Bay City/County websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Bay City/Bay County do not guarantee the accuracy, timeliness, or completeness of the information on this website.

GIS/Mapping:

The Geographic Information System (GIS) made available through this website is developed and maintained by Bay City/County. Use of materials and information constitutes acceptance of all disclaimers associated with these websites. GIS data is not the official record of the County. This data is made available for information purposes only!

W & T SCHULTZ, LLC
485 N KAISER TOWER RD
LINWOOD, MI 48634

HUGO, WILLIAM & DANIEL & RANDY
1738 E COTTAGE GROVE RD
LINWOOD, MI 48634

BAY VIEW FOOD PRODUCTS CO
2606 N HURON RD
PINCONNING, MI 48650-9492

SCHMIDT, TERRANCE L
2335 E COTTAGE GROVE RD
LINWOOD, MI 48634

HUGO, WILLIAM & DANIEL & RANDY
1738 E COTTAGE GROVE RD
LINWOOD, MI 48634

MICHALSKI, DANIEL L &
2285 E COTTAGE GROVE RD
LINWOOD, MI 48634

HUGO, WILLIAM C & JEANNE M; HUGO,
1738 COTTAGE GROVE RD
LINWOOD, MI 48634

LAKE STATE RAILWAY COMPANY
750 N WASHINGTON AVE
SAGINAW, MI 48607

LAKE STATE RAILWAY COMPANY
750 N WASHINGTON AVE
SAGINAW, MI 48607

HUGO, LESTER & NORAINE
2454 E COTTAGE GROVE RD
LINWOOD, MI 48634-9429

VERMEESCH, RICHARD A & LINDA L
2278 E COTTAGE GROVE RD
LINWOOD, MI 48634-9429

VERMEESCH, JERRY & REBECCA
2312 E COTTAGE GROVE RD
LINWOOD, MI 48634-9429

VERMEESCH, JERRY & REBECCA
2312 E COTTAGE GROVE RD
LINWOOD, MI 48634-9429

JANICKE ENTERPRISES INC
2606 N HURON RD
PINCONNING, MI 48650-9492

JANICKE, JAMIE L
2374 E COTTAGE GROVE RD
LINWOOD, MI 48634

JANICKE ENTERPRISES INC
2606 N HURON RD
PINCONNING, MI 48650-9492

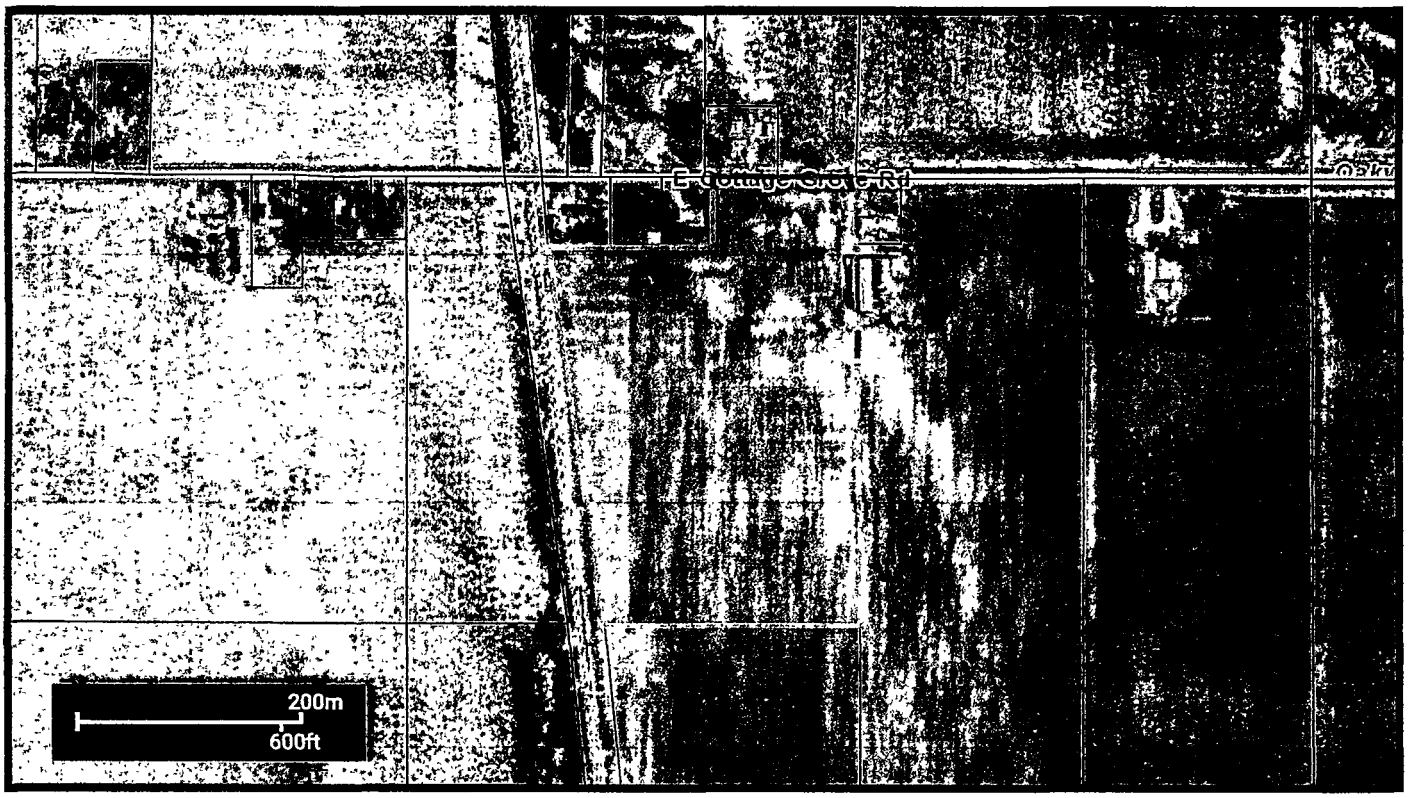
HADD, ESTHER M
2255 E NORTH BOUTELL RD
LINWOOD, MI 48634-9435

60
X
80
30"

Bay GIS

Parcel Report: 080-011-200-015-03

6/10/2019
12:45:14 PM



Property Address

E COTTAGE GROVE RD

LINWOOD, MI, 48634

This Parcel has no image on file.

Owner Address

JANICKE ENTERPRISES INC		**Unit:**	080
–		**Unit Name:**	KAWKAWLIN TOWNSHIP
2606 N HURON RD			
PINCONNING, MI 48650-9492			

General Information for 2018 Tax Year

Parcel Number:	080-011-200-015-03	**Assessed Value:**	$53,200
Property Class:	102	**Taxable Value:**	$16,616
Class Name:	AGRICULTURAL-VACANT	**State Equalized Value:**	$53,200
School Dist Code:	09010		
School Dist Name:	BAY CITY SCHOOL DISTRICT		

Article IV ■ General Provisions

SECTION 400 - INTRODUCTION

1. Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such ordinance shall govern.

2. Any business or organization in violation of local, state or federal law is prohibited from locating or operating within the township limits of Kawkawlin.

SECTION 401 - EFFECT OF ZONING

No building or structure, or part thereof, shall hereafter be erected, constructed or altered and maintained, and no new use or change shall be made or maintained of any building, structure or land, or part thereof, except in conformity with the provisions of this Ordinance.

SECTION 402 - ACCESSORY BUILDINGS

See the footnotes to the Schedule of Regulations. Section 310

SECTION 403 - CORNER CLEARANCE

In all districts, no fence, wall, shrubbery, sign or other obstruction to vision above a height of 30 inches from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between such right-of-way lines at a distance along each line of 25 feet from their point of intersection.

SECTION 404 - DWELLING REGULATIONS

1. Only one dwelling unit is permitted per legally defined parcel.

2. A principal structure must be constructed on a parcel prior to or at the same time as an accessory structure. There shall be no accessory structures on a parcel without a principal structure on a residential parcel.

SECTION 405 - EXCAVATIONS OR HOLES

The construction, maintenance, or existence within the Township of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, or wells, which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare are hereby prohibited; provided, however, this section shall not prevent any excavation under a permit issued, pursuant to this Ordinance, by the Planning Commission by special use, which such excavations are properly protected and warning signs posted in such a manner as may be approved by the Building Inspector; and provided further, that this section shall not apply to streams, natural bodies of water or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, the County, the Township, or other governmental agency.

SECTION 406 - EXTERIOR LIGHTING

All lighting for parking areas or for the external illumination of buildings and uses

7-16-19

Dennis Wacherle
121 S. Seven Mile Rd.
Linwood ME 48634
Lyle Wacherle & Amanda Webster
1865 Lebourdais RD
Linwood, MI 48634

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 07/10/19

Board Members present - to be paid 2 appeals

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel
Ken Fedak

Applicant; Lyle Wackerle 1865 Lebourdias Rd. Parcel #09-080-003-200-110-01

Applicant; Joe Janicke 625 s. Linwood bch. Parcel #09-080-011-200-015-03

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

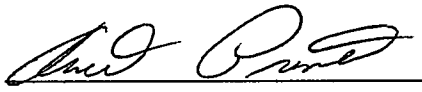
Date; 07/10/19

Board Members present;
Chairman; Bill Karbowski
Secretary; Arnie Prime
Ken Fedak
Ken Bragiel

Applicant; Lyle Wackerle
1865 Labourdias Rd.
Linwood Mi. 48634

Parcel # 09-080-003-200-110-01

Meeting called to order by Karbowski 7:00 pm with pledge, roll call of board Schmidt absent. Karbowski read variance request. Owner asking to build an attached garage 30'x34'that is about 155 sq. ft. larger then allowed by the ordinance . A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with no response. A copy of Public present sign in sheet attach. After discussion it was noted by Fedak that the ordinance should be looked at for a few upgrades, such as garage size, motion to approve by Bragiel 2nd Fedak Voice vote 4 yes, motion approved as submitted. 7:16 pm Karbowski opened meeting for 2nd request of the night for Joe Janicke.

Secretary 

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday July 10, 2019, the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Lyle Wackerle, 1865 Lebourdias Rd., Linwood, MI. 48634. The purpose of the variance is to be able to attach a new pole barn to his house.

Property code is: 09-080-003-200-110-01

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance 200-
Special Meeting _____

This Application will not be accepte incomplete. All required material r be submitted at least ____ days prio the next Planning Commission Meeti or ____ days prior to the next Boar Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name Lyle Phone _____

Address _____

OWNER INFORMATION

Name Lyle Wackerle Phone 989-297-1996

Address 1865 Lebourdias RD Linwood, MI 48634

PROPERTY INFORMATION

Address Same Parcel # 09-080- 003-200-110-01 Zoning District _____

Property Size _____ Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Attach new pole barn to house

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature Lyle Wackerle Date 6/11/19

Material received: Site plan ✓ Preliminary Building Plans _____ Other _____

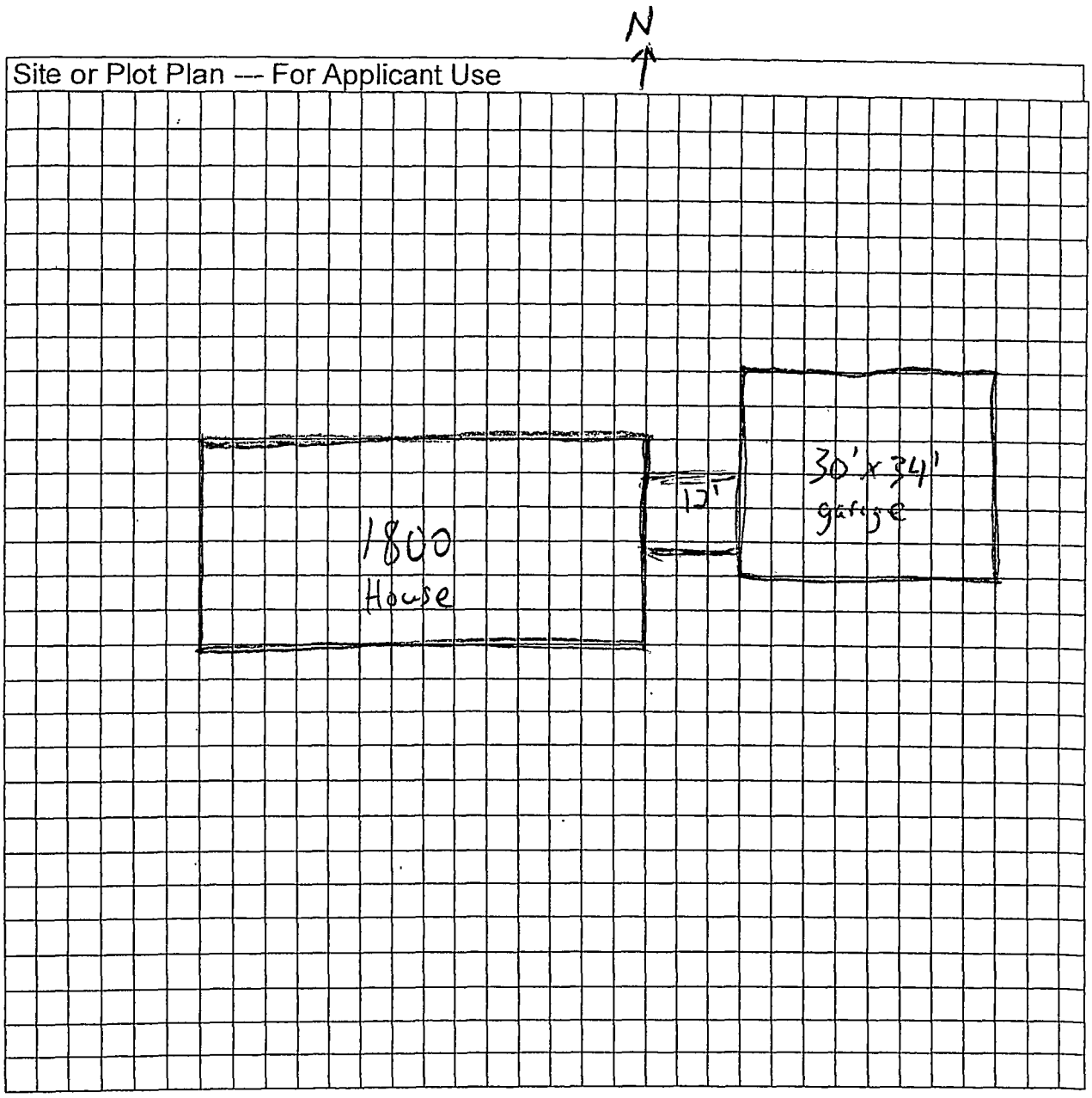
DATE Received 6/11/19 Fee Paid $ 200 Received by SS

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. _____

Revised May 5, 2010

Township of Kawkawlin

Site or Plot Plan --- For Applicant Use



Building Permit # _____

Date Issued _____

Project Location _____

Property Owner Tyler Vachenle

Drawing Submitted By _____

ras:emh 2-00

Attach to Building Permit

MC LEASING COMPANY, INC
PO BOX 69
LINWOOD, MI 48634

LAVASSEUR, RONALD & RANDELL &
1851 LEBOURDAIS RD
LINWOOD, MI 48634-9402

MC LEASING COMPANY, INC
PO BOX 69
LINWOOD, MI 48634

LAVASSEUR, RONALD LEE & RANDALL A
1851 LEBOURDAIS RD
LINWOOD, MI 48634

MEL KRUSE & SONS, INC
2068 7 MILE RD
KAWKAWLIN, MI 48631-9702

MEL KRUSE & SONS, INC
2068 7 MILE RD
KAWKAWLIN, MI 48631

WACKERLE, LYLE W
1865 LEBOURDAIS RD
LINWOOD, MI 48634

WACKERLE, LYLE W
121 S 7 MILE RD
LINWOOD, MI 48634

W & T SCHULTZ, LLC
485 KAISER TOWER RD
LINWOOD, MI 48634

SCHULTZ, DALE W
106 E LINWOOD RD
LINWOOD, MI 48634

SZAFRANSKI, RICHARD T
271 S HURON RD
LINWOOD, MI 48634-9408

STEVENS, ROY A
1870 LEBOURDAIS RD
LINWOOD, MI 48634-9402

REVORD, GLEN R & CAROL A TRUST
1890 LEBOURDAIS RD
LINWOOD, MI 48634-9402

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 08/21/19

Board Members present
Secretary; Arnie Prime
Ken Bragiel
Bill Schmidt

Applicant; Richard DePrekel
2902 Two Mile Rd.
Bay City Mi. 48706

Parcel # 09-080-036-400-110-02

Meeting called to order by Bragiel 7:08 pm with pledge, roll call of board absent Karbowski, Fedak. Prime motion 2nd Schmidt to allow Bragiel to be acting chair. Bragiel read variance request and checked inbox for correspondence. Owner asking to attach a 20x24' 480 sq. ft. addition onto an existing non-conforming garage that is in the front yard. A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request with no responses. A copy of Public present sign in sheet attach. Bragiel asked about the original variance, owner stated the house and garage were built in 1980 and was done at that time. He purchased the home some years later and did not know about it. The back yard is low and wet was probably the cause of the front yard garage at that time. Schmidt asked about use of the addition and owner stated vehicle storage as he has vintage autos. Prime noted that the structure will still be about 75 feet from the road and Mr. DePrekel did not cause it. The square footage of the new and old garage is about 1416 sq and the house is 1920 sq. After discussion a motion to approve variance as requested by Prime 2nd Schmidt Voice vote 3 yes 0 no, motion approved as submitted. Discussion was had on any ideas that the board had to turn into the zoning administrator for possible corrections and future change considerations. Prime will hand into the township for their review. Motion by Bragiel 2nd Schmidt to adjourn meeting adjourned 7:52 pm

Secretary

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday August 21, 2019, the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by Richard DePrekel, 2902 Two Mile Rd., Bay City, Mi. 48706. The purpose of the variance is to put a 20' x 24' addition onto an already non-conforming structure.

Property code is: 09-080-036-400-110-02

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township
1836 E. Parish Rd.
Kawkawlin, MI 48631

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance $200.-
Special Meeting _____

This Application will not be accepte incomplete. All required material r be submitted at least ____ days prio the next Planning Commission Meeti or ____ days prior to the next Boar Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name Richard DePrekel Phone 989 493-437

Address 2902 Two Mile Rd

OWNER INFORMATION

Name Richard DePrekel Phone 989 493-4371

Address 2902 Two Mile Rd

PROPERTY INFORMATION

Address 2902 Two Mile Rd Parcel # 09-080- 036-400-110-02 Zoning District R-1

Property Size _____ Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

ADD A 20'x24' ADDITION TO THE PRESENT GARAGE ON THE EAST SIDE
Section 310 Paragraph 6 Adding on to a garage in front of house which is non conforming

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature Richard DePrekel Date _____

Material received: Site plan _____ Preliminary Building Plans _____ Other _____

DATE Received 7/30/19 Fee Paid $ 200- Received by SS

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. _____

8/21/19

Revised May 5, 2010

Brd Appeals Meeting 8-21-19
meeting open 7:08 PM Pledge Rollcall
Karbowski - Fedak absent. Meeting open by Acting
chair was voted + Bragiel will run meeting,
Bragiel read variance request + checked inbox For
Corespondance, Was noted need 3 votes Too pass
request, No Correspondence recieved. Sign in sheet
attached. Bragiel asked about original variance that
made non conforming, was because garage is in
Front of house. Built in 1980. Owner bought as
is. Schmidt asked about use. Vehicle Storage. Present
garage was there when bought it. Motion To approve
variance as requested by Prine 2nd Schmidt.
Yes 0 no Motion a variance approved.
Talked about changes + mistakes noted in book That
the board would like the Township to look into.
Motion To adjourn ~~Prine~~ Bragi 2nd Schmidt 7:52 PM

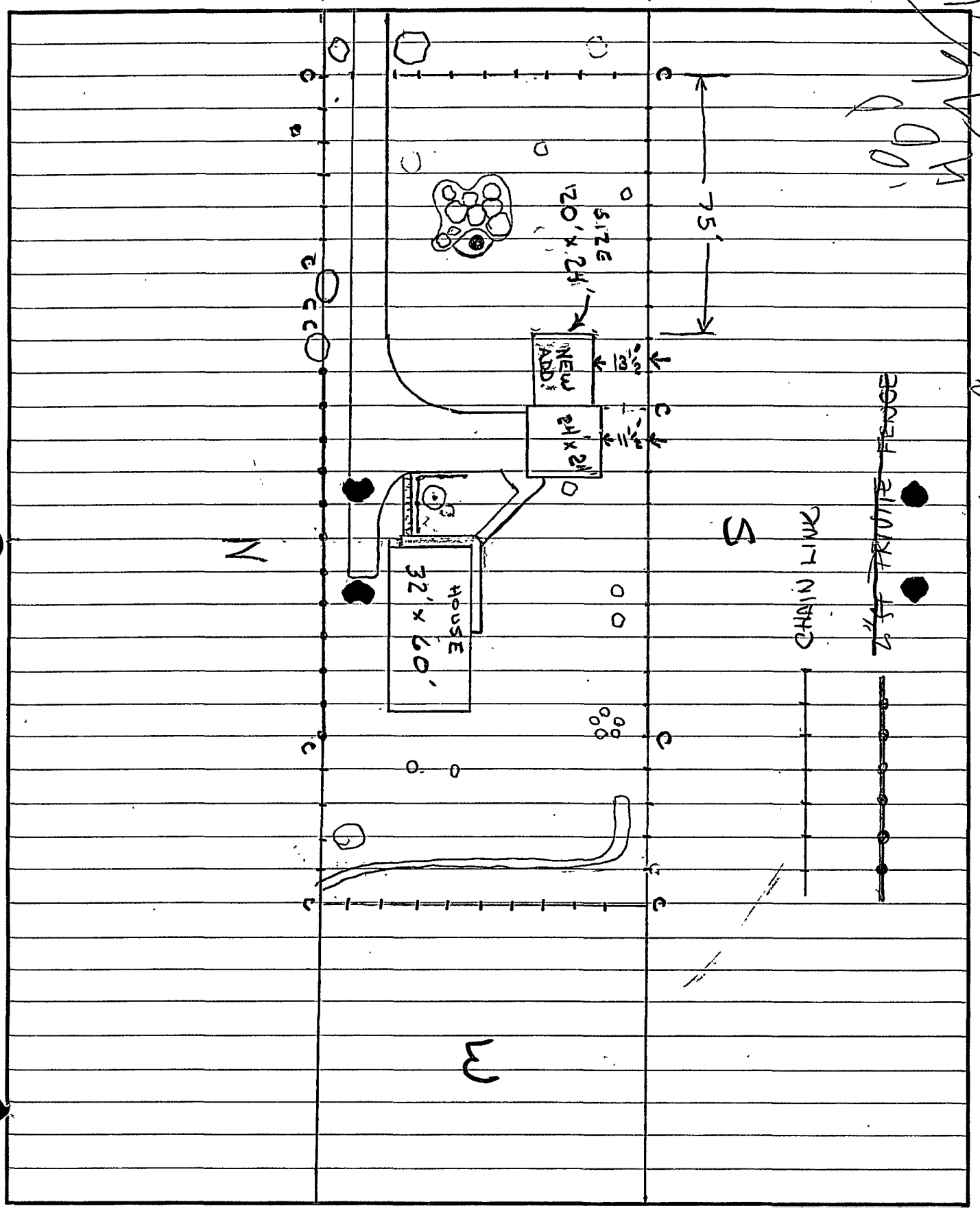
8-21-19

Sign in Sheet Bd Appeals 8-21-19

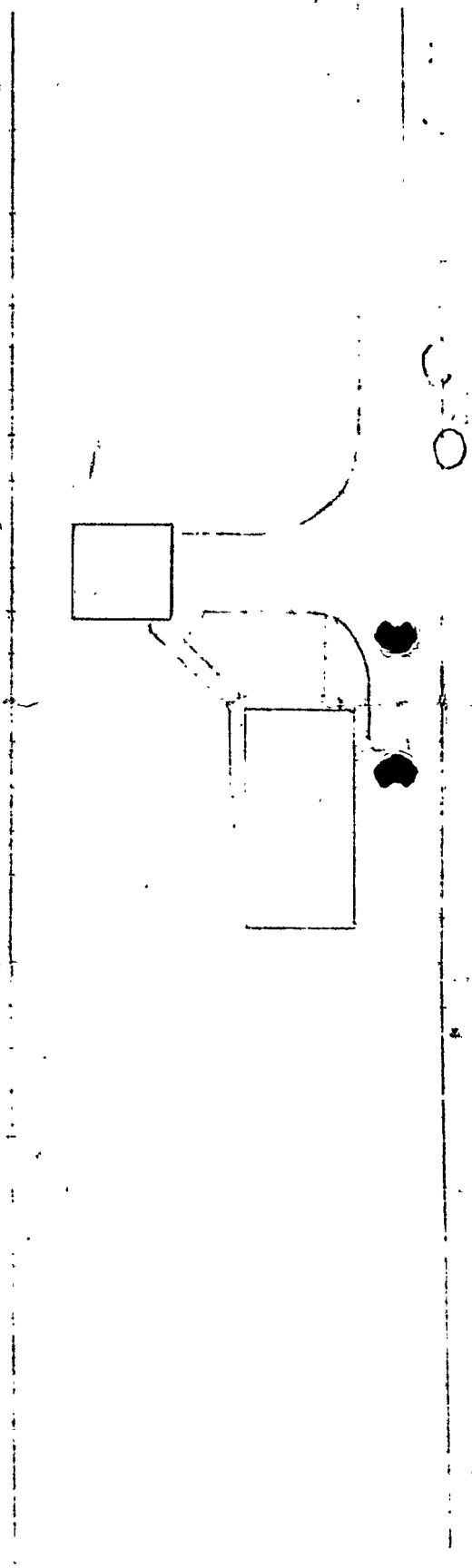
Richard DeRekel
2902 Two Mile Rd
Bay City, Mi. 48706

Quality is an attitude —

THOMSON
BAY COMPANY, INC.
1645 Marquette Avenue
Bay City, Michigan 48706



*Trademark of Thomson Industries, Inc. THOMSON is registered in U.S. Patent and Trademark Office and other countries.
TBC 3054



From board of Appeals 8-21-19

Asking the township to look into Correcting a Few items & Possibly change or add Some.

Page #

10 #55 Clarification of ground floor sq FT area. It was mentioned the garage should be included maybe.

50 308 #2 footprint sq FT area

Article III

37 side setback A-R 20' one or the other?

49 307 Side setback A-R 10'

38 R1 & R1-A lot width & rear setbacks the same

49 R1 & R1-A lot width & rear setbacks different maybe make all the same

52 310 #10 Increase garage Sq Foot allowed

GLUMM, RAY & YVONNE
2887 2 MILE RD
BAY CITY, MI 48706-1246

VELASQUEZ, FRANK & HELEN F
506 7TH ST
BAY CITY, MI 48708-6445

GEBHARDT, SCOTT M
2865 2 MILE RD
BAY CITY, MI 48706-1246

HIGGINS, WILLIAM F
635 ROSELAND DR
BAY CITY, MI 48706-1442

TANNEY, MELVIN C JR & ELIZABETH V
2925 2 MILE RD
BAY CITY, MI 48706-1246

PRIOR, TERRY L & LINDA M
2917 2 MILE RD
BAY CITY, MI 48706

BETZOLD, MARY ANN
2904 LAURIA RD
KAWKAWLIN, MI 48631-9103

CALCUTT, CHARLES T & LINDA A
2916 LAURIA RD
KAWKAWLIN, MI 48631-9103

LAURIA, NORMAN E & DOLLY R
2864 2 MILE RD
BAY CITY, MI 48706-1244

ISBELL, REBECKA
2880 2 MILE RD
BAY CITY, MI 48706

TRIGG, DARLENE M
2930 W OHIO ST
BAY CITY, MI 48706

BOCH, BARBARA E
2900 S 2 MILE RD
BAY CITY, MI 48706

DEPREKEL, RICHARD L & DEBRA K
2902 2 MILE RD
BAY CITY, MI 48706-1267

CHRISTIAN, TIMOTHY A II &
405 E SOUTH UNION ST
BAY CITY, MI 48706

FINN, DEBRA L & JENNIFER F
2906 S TWO MILE RD
BAY CITY, MI 48706

FINN, MICHAEL J & PATRICIA A
2926 2 MILE RD
BAY CITY, MI 48706-1267

WOOD, JOYCE A TRUST
3038 LUPINE DR
BAY CITY, MI 48706

WOOD, JOYCE A TRUSTEE
3038 LUPINE DR
BAY CITY, MI 48706-1233

WOOD, JOYCE A TRUST
3038 LUPINE DR
BAY CITY, MI 48706

NEUMEYER, PAUL & BARBARA
2939 BOY SCOUT RD
BAY CITY, MI 48706-1209

HORNING, RICHARD T
2875 BOY SCOUT RD
BAY CITY, MI 48706

7-18-19

Dawn Wackerle
121 S. Seven M. C Rd.
Linwood MI 48634
Lyle Wackerle & Amanda Webster
1865 Lebourdics RD
Linwood, MI 48634

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 07/10/19

Board Members present - to be paid 2 appeals

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel
Ken Fedak

Applicant; Lyle Wackerle 1865 Lebourdias Rd. Parcel #09-080-003-200-110-01

Applicant; Joe Janicke 625 s. Linwood bch. Parcel #09-080-011-200-015-03

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 11/6/19

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel
Ken Fedak

Applicant; William S. Layle
1710 E Linwood Rd.
Linwood Mi. 48634

Property code #09-080-P05-000-007-00

Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 11/06/19

Board Members present;
Chairman; Bill Karbowski
Secretary; Arnie Prime
Ken Fedak
Ken Bragiel

Applicant; William Layle
1710 E Linwood Rd.
Linwood Mi. 48634

Parcel # 09-080-P05-000-007-00

Meeting called to order by Karbowski 7:00 pm with pledge, roll call of board Schmidt absent. Karbowski read variance request. Owner asking to build a 30'x40' pole barn on the SE corner of property with 2' setbacks on 2 sides because of septic field and house location . A copy of the application is attached. Also noted that a mailing was not done to notify area residents of the request. A copy of Public present sign in sheet attach. After discussion it was noted and a motion by Karbowski 2nd Bragiel that the mailing must be done before the board can make a determination waiting for any response from neighbors. Karbowski scheduled the next meeting to be November 20, 2019 @7: pm. Owner explained that he was just notified yesterday about the meeting. Owner explained that he is trying to line up the door with the driveway and also stay out of his septic field. He thought it might be 4' but wanted to ask for the most he would need so that it did not delay the builder once they started. Motion to adjourn by Bragiel 2nd by Fedak meeting adjourned 7:13 pm

Secretary Arnie Prime

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance $200.00
Special Meeting _____

This Application will not be accepte incomplete. All required material r be submitted at least ____ days prio the next Planning Commission Meeti or ____ days prior to the next Boar Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name _____ Phone _____

Address _____

OWNER INFORMATION

Name William S. Layle Phone 989-482-6801

Address 1710 E. Linwood Rd, Linwood MI 48634

PROPERTY INFORMATION

Address Same Parcel # 09-080- P05-000-007-00 Zoning District R-1

Property Size 1/2 acre + Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Request Variance To Build Pole Barn 2' Each Way Of SE Property Corner Avoid Septic Drain Field. Please See Attached Drawing.

BUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature William S Layle Date 10-15-19

Material received: Site plan _____ Preliminary Building Plans ____ Other _____

DATE Received 10/15/19 Fee Paid $200.00 Received by SS

SITE PLAN APPROVED Owner _____ Date _____ P.C. _____ Z.A. _____

no Action taken
waiting on mailing

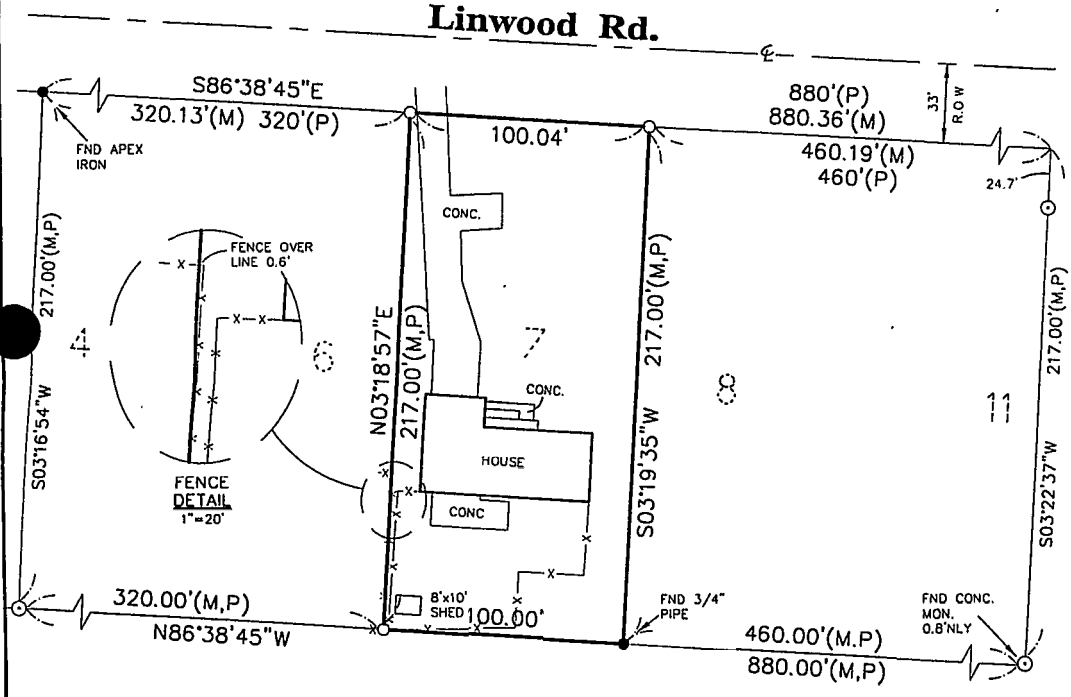
Revised May 5, 2010

PROPERTY DESCRIPTION

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:

Lot 7, PARSON'S SUBDIVISION, as recorded in Liber 7 of Plats, Page 25, Bay County Records, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Town 15 North, Range 5 East, Kawkawlin Township, Bay County Michigan



SURVEY IN:
PARSONS SUBDIVISION, PART OF THE NE 1/4, NW 1/4, SEC. 3, T15N, R4E, KAWKAWLIN TWP., BAY COUNTY, MICHIGAN

BASIS OF BEARING:
NORTH LINE OF PARSONS SUB. AS S86°38'45"E PER PLAT

N

CERTIFICATION STATEMENT:

I, Kevin T. Pomaville, without prejudice, do hereby certify that the map as shown and the survey on which it is based, was performed under my direct supervision and fully complies with all requirements of Public Act 132 of 1970, as amended and that the ratio of closure of the unadjusted field observations is no greater than 1 part in 5000.

Kevin T. Pomaville, P.S. 43066

APEX LAND SURVEYORS, L.L.C.
820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Fax (989) 697-2594

STATE OF MICHIGAN — KEVIN T. POMAVILLE — PROFESSIONAL SURVEYOR — No. 43066 — LICENSED PROFESSIONAL SURVEYOR

LEGEND
- Found Gov't Corner or Monument
- Set Iron & Cap #43066
- Found Corner as Indicated
- Concrete Monument ▲ Fnd Mag Nail
- Set Chisleled X △ Set Mag Nail
- (R) Recorded (M) Measured (C) Calc. (D) Deeded
- (P) Platted

Scale: 1"=60'
0' 30' 60' 120'

Survey for:
WILLIAM S. LAYLE
303 DEENS LANE
BAY CITY, MICHIGAN 48706

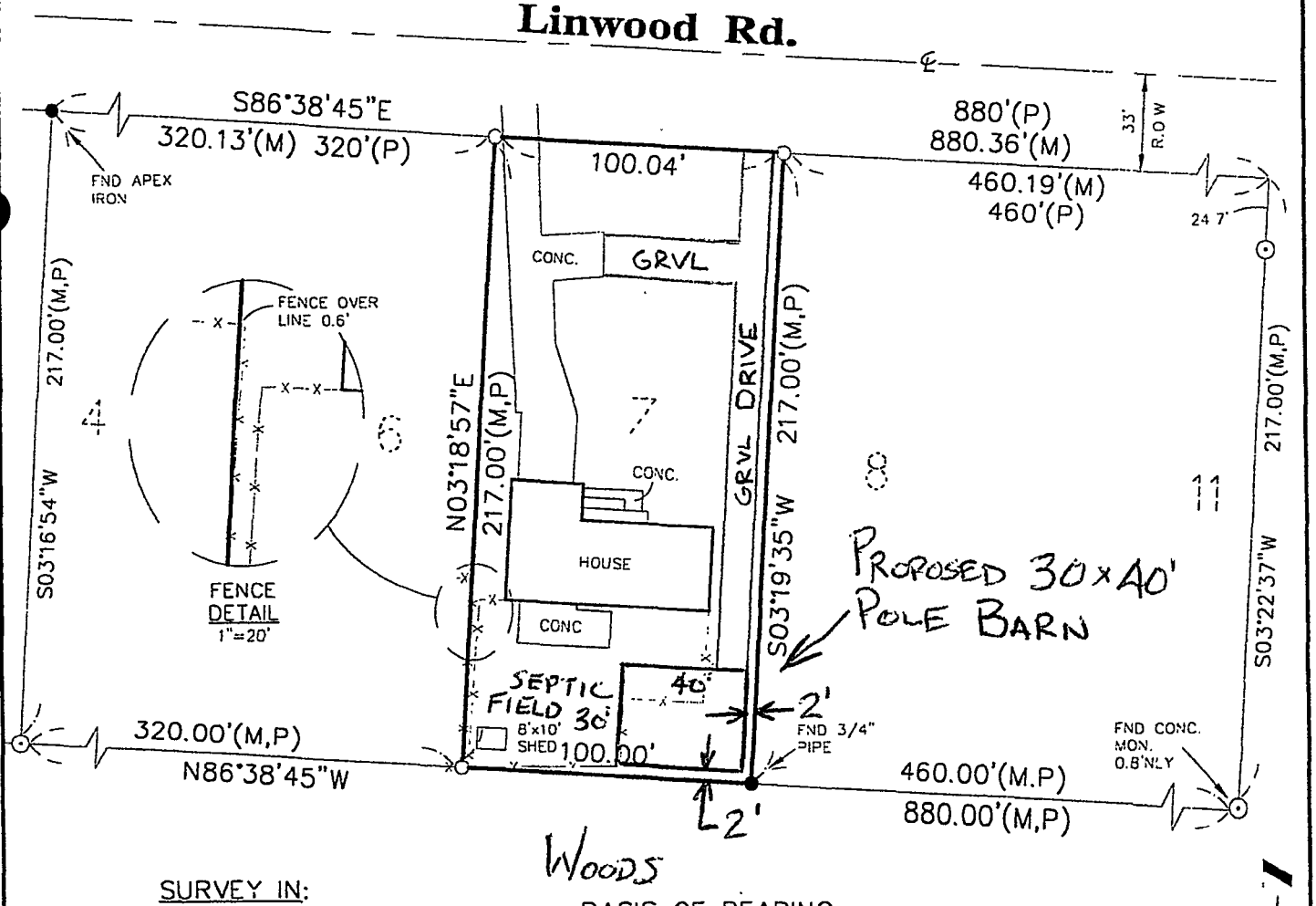
Drawn by: CAU	Survey Date: 8/6/2018
Sheet 1 of 1	Job No.: 18S0159

CERTIFICATE OF SURVEY

VARIENCE REQUEST

LEGAL DESCRIPTION:

Lot 7, PARSON'S SUBDIVISION, as recorded in Liber 7 of Plats, Page 25, Bay County Records, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Town 15 North, Range 5 East, Kawkawlin Township, Bay County Michigan



SURVEY IN:
PARSONS SUBDIVISION, PART OF THE NE 1/4, NW 1/4, SEC. 3, T15N, R4E, KAWKAWLIN TWP., BAY COUNTY, MICHIGAN

BASIS OF BEARING:
NORTH LINE OF PARSONS SUB. AS S86°38'45"E PER PLAT

CERTIFICATION STATEMENT:

November 6, Board of Appeals Meeting
Bill Karbowski chairman
Ken Fedak ZOA member
Bill & Jamie Layle
Ken Bragie

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Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date; 11/20/19

Board Members present;
Chairman; Bill Karbowski
Secretary; Arnie Prime
Ken Bragiel

Applicant; William Layle
1710 E Linwood Rd.
Linwood Mi. 48634

Parcel # 09-080-P05-000-007-00

Meeting called to order by Karbowski 6:59 pm with pledge, roll call of board Schmidt and Fedak absent. Karbowski read variance request. It was noted the previous 11/06/19 meeting could not be completed because the mailings were not sent out by the township. Also noted that being only 3 board members present that a unanimous vote is required to approve the variance. Owner asking to build a 30'x40' pole barn on the SE corner of property with 2' setbacks on 2 sides because of septic field and house location, he wanted the overhead door in line with the drive . A copy of the application is attached. Also noted that a mailing was done to notify area residents of the request. One reply letter was received and is attached; East neighbor is against the variance, asking for a cleanup of invasive plants in the corner and a 6' fence along the driveway. Owner stated he would not put up a fence. Karbowski read letter to public. A copy of Public present sign in sheet attach. Public input Mr. Trudell the South neighbor also voiced his concern about the variance and asked that the required 5' be maintained on the South side attaching his property. Prime stated this is a residential area and if a 2' setback was allowed and the other neighbor requested the same variance we would have to allow it and could result in 4' between the two buildings. Also that most requests like this that were granted were in ag area where a farm field was there and not another lot. After discussion a motion by Bragiel 2nd Prime to approve variance. 3 no votes variance denied. Motion to adjourn by Bragiel 2nd by Karbowski meeting adjourned 7:21 pm

Secretary _____

KAWKAWLIN TOWNSHIP

APPLICATION FOR:
Site Plan Review
Special Use _____
Rezoning _____
Variance $200.00
Special Meeting _____

This Application will not be accepte incomplete. All required material r be submitted at least ____ days prio the next Planning Commission Meeti or ____ days prior to the next Boar Appeals meeting.

See Zoning Ordinance for specific requirements.
A preliminary site plan is required for all rezoning request.

APPLICATION INFORMATION (If different from owner) Name _____ Phone _____

Address _____

OWNER INFORMATION

Name William S. Layle Phone 989-482-6801

Address 1710 E. Linwood Rd, Linwood MI 48634

PROPERTY INFORMATION

Address Same Parcel # 09-080- P05-000-007-00 Zoning District R-1

Property Size 1/2 acre + Property Description (photo copy)

DESCRIPTION OF PROPOSED USE/REQUEST (Use additional pages if necessary)

Request Variance To Build Pole Barn 2' Each Way Of SE Property Corner To Avoid Septic Drain Field. Please See Attached Drawing.

ABUTTING PROPERTY,OWNERS (Township to attach list with names and addresses)

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Applicants signature William S Layle Date 10-15-19

Material received: Site plan _____ Preliminary Building Plans ____ Other _____

DATE Received 10/15/19 Fee Paid $200.00 Received by SS

SITE PLAN APPROVED Owner Layle Date 11-20-19 P.C. _____ Z.A. Denied

William Karbowski
Kenneth L Bugel

evised May 5, 2010

Township of Kawkawlin

1836 E. Parish Rd.
Kawkawlin, MI 48631
989-686-8710
Fax 989-686-0895

Kawkawlin Township

NOTICE OF PUBLIC HEARING

On Wednesday November 20, 2019, the Kawkawlin Township Board of Appeals will meet at 7:00 p.m. prevailing time to consider an application for a VARIANCE PERMIT submitted by William S. Layle, 1710 E. Linwood Rd. Linwood, MI. 48634. The purpose of the variance is to build a pole barn with 2' setback either way of the SE Property Corner to avoid their septic drain field.

Property code is: 09-080-P05-00-007-00

Written comments may be sent to the Chairman of the Kawkawlin Township Board of Appeals at 1836 E. Parish Rd., Kawkawlin, MI 48631.

This application is on file at the Kawkawlin Township Administration Building located at 1836 E. Parish Road, Kawkawlin, MI 48631 and may be examined during normal business hours or by appointment by calling 686-8710.

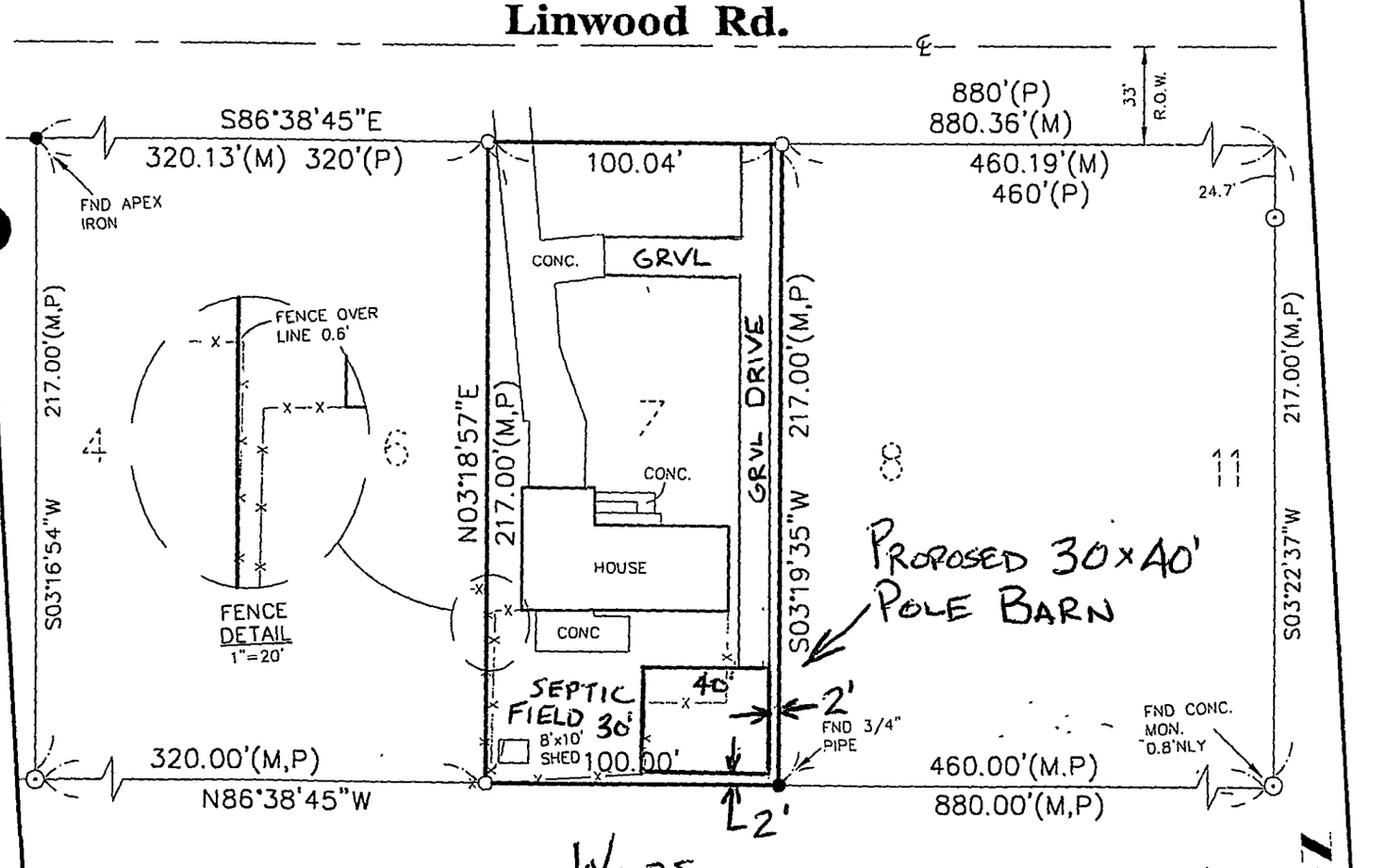
GREGORY A. PETRIMOULX, Clerk
Kawkawlin Township

CERTIFICATE OF SURVEY

VARIENCE REQUEST

LEGAL DESCRIPTION:

Lot 7, PARSON'S SUBDIVISION, as recorded in Liber 7 of Plats, Page 25, Bay County Records, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Town 15 North, Range 5 East, Kawkawlin Township, Bay County Michigan



SURVEY IN:
PARSONS SUBDIVISION, PART OF THE NE 1/4, NW 1/4, SEC. 3, T15N, R4E, KAWKAWLIN TWP., BAY COUNTY, MICHIGAN

BASIS OF BEARING:
NORTH LINE OF PARSONS SUB. AS S86°38'45"E PER PLAT

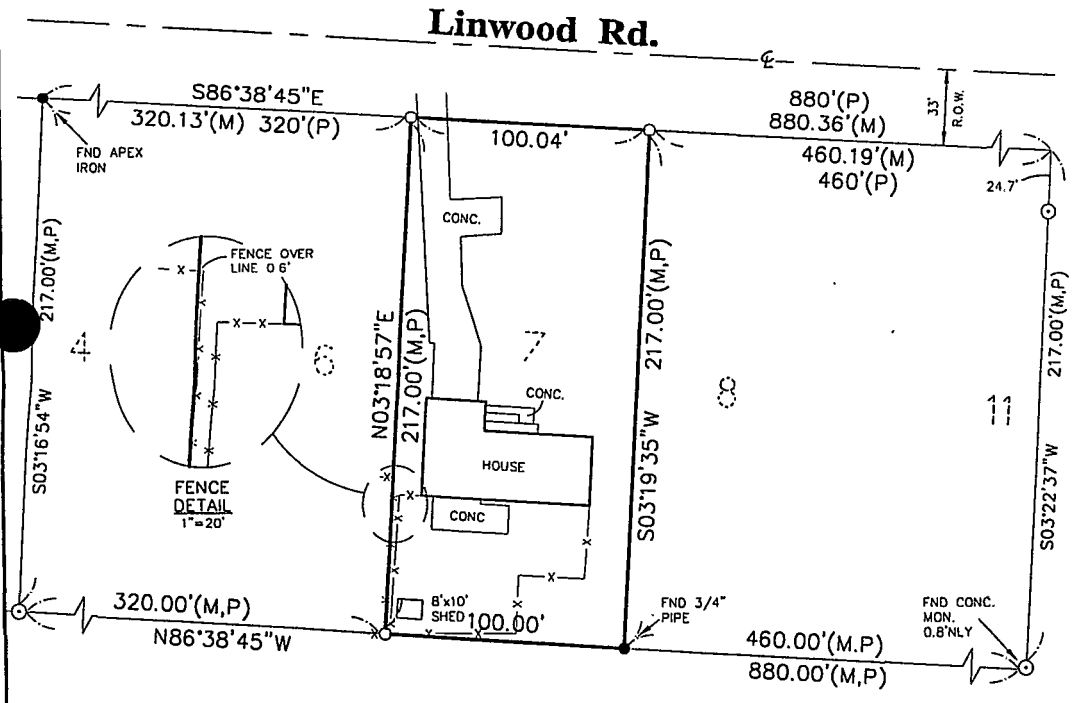
CERTIFICATION STATEMENT:

PROPERTY DESCRIPTION

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:

Lot 7, PARSON'S SUBDIVISION, as recorded in Liber 7 of Plats, Page 25, Bay County Records, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Town 15 North, Range 5 East, Kawkawlin Township, Bay County Michigan



SURVEY IN:
PARSONS SUBDIVISION,
PART OF THE NE 1/4,
NW 1/4, SEC. 3, T15N,
R4E, KAWKAWLIN TWP.,
BAY COUNTY, MICHIGAN

BASIS OF BEARING:
NORTH LINE OF PARSONS
SUB. AS S86°38'45"E
PER PLAT

CERTIFICATION STATEMENT:

I, Kevin T. Pomaville, without prejudice, do hereby certify that the map as shown and the survey on which it is based, was performed under my direct supervision and fully complies with all requirements of Public Act 132 of 1970, as amended and that the ratio of closure of the unadjusted field observations is no greater than 1 part in 5000.

Kevin T. Pomaville, P.S. 43066

APEX
LAND SURVEYORS, L.L.C.
820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Fax (989) 697-2594

STATE OF MICHIGAN
KEVIN T. POMAVILLE
PROFESSIONAL SURVEYOR
No. 43066
LICENSED PROFESSIONAL SURVEYOR

LEGEND
- Found Gov't Corner or Monument
- Set Iron & Cap #43066
- Found Corner as Indicated
- Concrete Monument
- Fnd Mag Nail
- Set Chisleled X
- Set Mag Nail
- (R) Recorded (M) Measured (C) Calc. (D) Deeded
- (P) Platted

Survey for:
WILLIAM S. LAYLE
303 DEENS LANE
BAY CITY, MICHIGAN 48706

Scale: 1"=60'
0' 30' 60' 120'

Drawn by: CAU	Survey Date: 8/6/2018
Sheet 1 of 1	Job No.: 18S0159

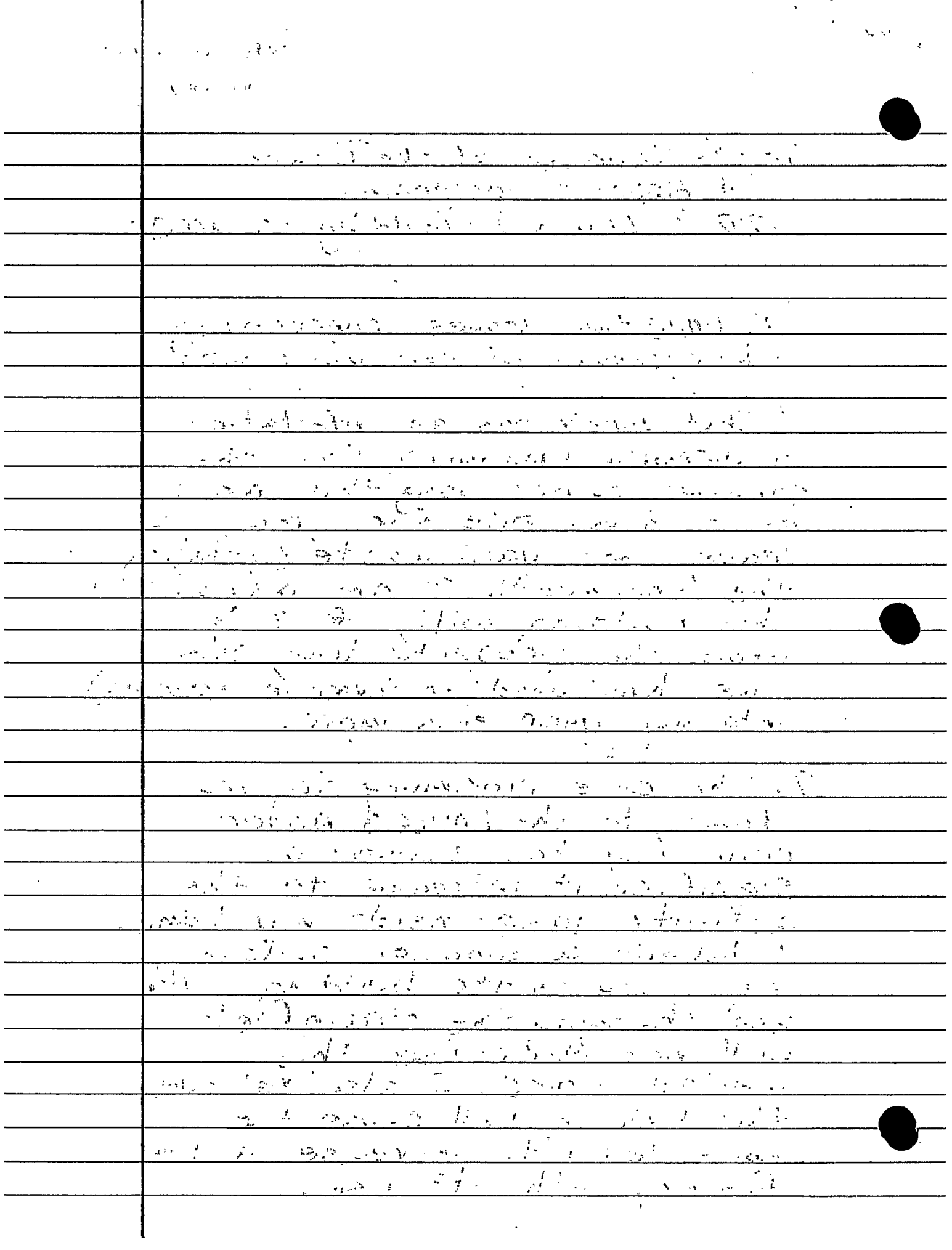
RECEIVED
NOV 20 2019

To the Chairman of the Board of Appeals concerning 1710 E. Linwood building variance:

I have two issues concerning the approval of this variance:

1. That corner has an infestation of JAPANESE KNOTWEED, from the previous owner using this area as a dump pile for grass, leaves, and yard waste (including the Knotweed). I am afraid this building will, if 2 ft. from the property line, push the Knotweed (an invasive species) into my YARD even more.

2. The close proximity to my home, to the LAYLE's added driveway, has caused a significant increase to the activity noise inside my home. I believe a smaller building, or moving the building over and changing the drainfield will not decrease this added noise. I also believe this building will cause the noise level to increase in the future, with it's use.



In Conclusion, if this variance is approved, if allowed, I would like the removal of the KNOTWEED and the addition of a PRIVACY fence (½ the property line or 100' 6' high minimum, to help alleviate the additional noise.

Thank you for your attention on this matter

JOSEPH MELIN
1716 E. LINWOOD Rd.

ph. (231) 330-9364

Bd of Appeals meeting 11-20-19
meeting open by Karbowski 6:59 Pledge Roll call
Schmidt & Fedyk absent. Karbowski read variance request
Karbowski explained that a unanimous vote is required & 3
yes votes must be to ~~not~~ pass variance request. Sign in
sheet attached. One letter was recieved concerning
variance. letter attached. Karbowski read letter sent to the
board. Public Mr. Trudell objected To variance request.
Prime noted didn't like 2 Foot set back because what
would stop the other Property owner wanting to request
the same leaving 2 building 4' apart. Motion To Approve
by Bragiel 2nd Prime. ~~4~~ 3 no votes ~~on~~ variance
denied. Motion to adjourn 7:21 Bragiel 2nd Karbowski

Bd. of Appeals 11-20-19

Jason Trudell	1680 E Linwood Rd
Andrea Trudell	"
Maurene Fenton	"
Jamie Layle	1710 E. Linwood Rd
Bill Layle	"

MENARDS

Date: Apr 9, 2019 9:07:00 AM
Store: BAY CITY
2864 EAST WILDER ROAD
BAY CITY, MI 48706-9213
Ph: 989-686-1764

MIDWEST MANUFACTURING

Design #: 317857228384

Estimated price: $13,245.88 *

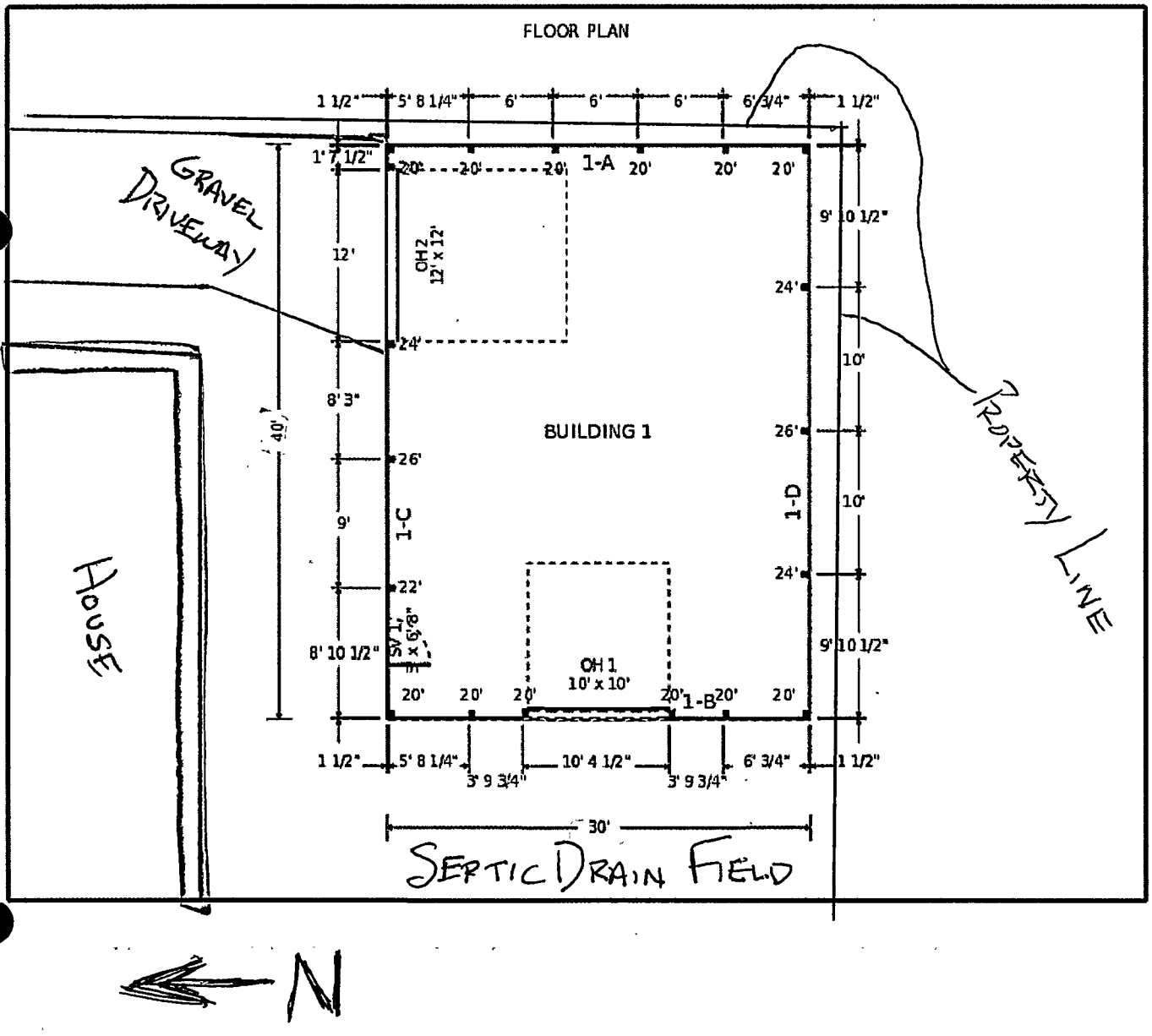
*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

How to purchase at the store

1. Take this packet to any Menards store.
   \r\n
2. Have a building materials team member enter the design number into The Post Frame Request Form on the Midwest Manufacturing website.
   \r\n
3. Apply the design to System V to create the material list.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu.
4. Select the saved design to load back into the estimator.
5. Add your building to the cart and purchase.



Kawkawlin Township Board of Appeals Hearing

1836 E. Parish Rd. Kawkawlin Mi. 48631

Date 11/20/19

Board Members present - to be paid

Chairman: William Karbowski
Secretary; Arnie Prime
Kenneth Bragiel

Applicant; William S. Layle
1710 E Linwood Rd.
Linwood Mi. 48634

Property code #09-080-P05-000-007-00

ROMAN CATHOLIC DIOCESE OF SAGINAW
2977 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631

ROMAN CATHOLIC DIOCESE OF SAGINAW
2977 OLD KAWKAWLIN RD
KAWKAWLIN, MI 48631

TRUDELL, JASON L & ANDREA L
1680 E LINWOOD RD
LINWOOD, MI 48634

FENTON, MAURENE L
1680 E LINWOOD RD
LINWOOD, MI 48634

ZAWISLAK, JUDY TRUST
1686 E LINWOOD RD
LINWOOD, MI 48634-9445

SAJDAK, BERNARD C & JOAN D
1694 E LINWOOD RD
LINWOOD, MI 48634-9445

OSTERHOUT, CODY J & ANGELA M
1704 E LINWOOD RD
LINWOOD, MI 48634-9445

LAYLE, WILLIAM S; REDER, JAMIE M
1710 E LINWOOD RD
LINWOOD, MI 48634-9445

MELIN, JOSEPH J & CATHERINE
1716 E LINWOOD RD
LINWOOD, MI 48634

BILLINGSLEY, BEVERLY S; KNOCHEL,
1460 E KITCHEN RD
PINCONNING, MI 48650