

Charter Township of Garfield  
Zoning Board of Appeals Meeting

Wednesday, March 20, 2019 @ 6:00pm  
Garfield Township Hall  
3848 Veterans Drive  
Traverse City, MI 49684

Vice Chair Kent Rozycki called the meeting to order at 6:00pm.

**Board Members Present:** Steve Duell, Lynne Fricke, Kent Rozycki, and Scott Swan

**Absent and Excused:** Rick Smith

**Staff Present:** Zoning Administrator Michael Green

1. **Review and approval of the agenda and declaration of a Conflict of Interest**  
*Swan moved and Fricke seconded to approve the agenda as presented.*

*Yeas: Swan, Fricke, Duell, Rozycki,  
Nays: None*

2. **Minutes – November 21, 2018**  
*Duell moved and Fricke seconded to approve the minutes of November 21, 2018 as presented.*

*Yeas: Duell, Fricke, Swan, Rozycki  
Nays: None*

3. **Public Hearings**

- a. **Living Hope Church**

**A request made by Peninsula Construction & Design on behalf of Living Hope Church for a variance from the setback requirements. The specific request is asking for a variance from 40 ft to 10 ft for the existing section of asphalt parking located on the south side of the property along Day Drive – approximately 7300 sq ft. The property is zoned R-1 Single Family and the current use is institutional. The property is located at 3050 W. South Airport Road with a property number of 05-105-001-00.**

Steven Richardson of Peninsula Construction said that the property has been this way since the parking lot was paved in 1996. Living Hope Church simply wants to keep what they have maintained since 1976. Since construction of the current facility, more stringent setback regulations for churches were adopted with the 2015 Zoning Ordinance. The applicant wants to maintain and

upgrade a portion of the existing parking area that encroaches into the forty foot setback along Day Drive. The new plan for the existing parking area along Day Drive would reconfigure parking slightly to be set back at least ten feet from the road right of way. Zoning Administrator Mike Green gave a short review of the request and the history of the property. In order to move forward with expansion plans, the zoning variance is needed as the first step.

Vice Chair Rozycki opened the Public Hearing at 6:07pm.

Mark Martin of E. River Rd asked about the process of the variance and what would happen next if approved by the ZBA. Duell explained the process and answered his question.

The Public Hearing was closed at 6:11pm.

Green said that for the variance to be granted, all Practical Difficulty standards under Section 454 E must be met, along with all of the General Criteria under Section 454.e.2 and at least one of the Special Conditions or Circumstances.

*Duell moved and Swan seconded to approve the Findings of Fact in Favor of the applicant in case #2019-01 as attached in Zoning Board of Appeals Staff report dated March 20, 2019.*

*Yeas: Duell, Swan, Fricke, Rozycki*

*Nays: None*

*Duell moved and Fricke seconded to approve zoning variance 2019-01 for a 30 foot variance from a 40 foot parking lot setback in the matter of Living Hope Church, 3050 W. South Airport Road, property ID #05-105-001-00.*

*Yeas: Duell, Fricke, Swan, Rozycki*

*Nays: None*

**7. Other Business**

**a. Election of Officers**

*Duell moved that all officers remain in place for the 2019 year resulting in Smith as Chair, Rozycki as Vice Chair & Duell as Secretary. Fricke seconded the motion.*

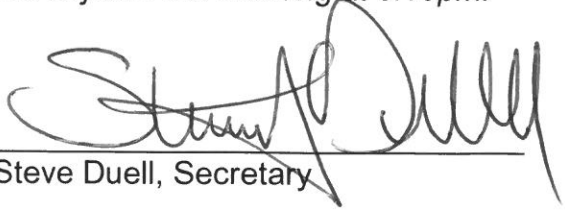
*Yeas: Duell, Fricke, Rozycki, Swan*

**8. Items for next agenda**

Green updated board members on the Bay Meadows Golf Course and said that after Planning Department review, the 200 foot setback may be found to be excessive. The matter may be taken up by the Planning Commission.

9. **Public Comment**  
None

10. **Adjournment**  
*Swan moved and Fricke seconded to adjourn the meeting at 6:19pm.*

  
\_\_\_\_\_  
Steve Duell, Secretary