

Zoning Board of Appeals  
Regular Meeting  
January 11, 2016  
Minutes approved 4-11-2016

Chairperson, Lucy Gerlach, called the meeting to order at 7:10 p.m. with the Pledge of Allegiance.

Board members present: David Lawicki, Mike Gaylord, Tina Fields, and Lucy Gerlach. Pat Hubble was absent. Also present: Guy Molby, Zoning Administrator and Pat Gray, Deputy Clerk.

**Approval of Agenda:** Gerlach added to the agenda under new business, discussion of article 4.03 and 9.02 in the zoning ordinance as they pertain to setbacks from water. Agenda approved.

**Approval of Minutes from meeting of July 13, 2015.** Moved by Fields, seconded by Gaylord to amend the minutes under Old Business, paragraph three, the first sentence to read "The ZBA voted unanimously to request the planning commission to forward its request to township board to be removed in the zoning ordinance from decision making of last resort in special use cases, including both the ZBA and the planning commission positions on the matter." Amended minutes approved.

**Declaration of Conflict of Interest:** There were no conflicts concerning agenda items.

**No public Comments.**

**Old Business:** Gerlach advised that ZBA- requested changes to Section 26 of the Clearwater Township Zoning Ordinance have been passed by the township board, and thanked Fields for her work on that subject. It is amendment #3 and is available on the township website.

There was additional discussion on the subject of removing the ZBA from the ordinance for hearing an appeal on a Special Use Permit. Gerlach suggested that things be left as they stand at this time. The board agreed.

**New Business:** Discussion of articles 4.03 and 9.02 as they pertain to waterfront setbacks. The board agreed that a change to one or both of the articles should be made to clarify that a "50' natural vegetative strip" (from the high water mark) applies to lakes as well as rivers and streams. The board supported Fields' suggestion that the three boards work together to finalize new wording for the zoning ordinance.

The board reviewed the current wording of the "Standards for Review of a Dimensional Variance" and agreed to leave it as is for now.

**Election of Officers:** Moved by Fields, seconded by Lawicki to elect Mike Gaylord as chairperson, Lucy Gerlach as secretary and David Lawicki as vice chairperson for officers of the Zoning Board of Appeals for 2016. All in favor, motion passed.

Dates for ZBA meetings for the coming year: April 11, 2016, July 11, 2016, October 10, 2016, and January 9, 2017.

Motion to adjourn at 7:58 p.m.

Pat Gray, Recording Secretary