June 22nd HEARING DATE
* MAY 25th TURNED IN

Wexford Joint Planning Commission
c/o Cherry Grove Township
4830 E. M-55
Cadillac, Michigan 49601
231-775-1138x6
planningandzoning@wexfordjpc.org
www.wexfordjpc.org

APPLICATION FOR ZONING BOARD OF APPEALS [page 1 of 2]

[**WARNING**: THIS FORM IS NOT A LAND USE PERMIT]

Property Owner: KROESING (Last Name) CORY (First Name) Phone: (231)-649-8479

Owner Address: 5971 W County Line Rd (Street # or P.O. Box) Buckley (City) MI (State) 49620 (Zip)

Project Address: _____ (Street # or P.O. Box) _____ (City) _____ (State) _____ (Zip)

Parcel ID # 2411 - 06 - 2202 Are property lines and building site staked? YES NO [Circle one]

COREYKROESING2@GMAIL.COM

IF BEING REPRESENTED BY AGENT OR ATTORNEY PLEASE COMPLETE THIS SECTION

Agent / Attorney: _____ (Company Name) / _____ (Individual Name)

Agent / Attorney Address: _____ (Street # or P.O. Box) _____ (City) _____ (State) _____ (Zip)

Agent / Attorney Phone: (____)-_____-_____ **Email**: _____

ZONING BOARD OF APPEALS - ACTION BEING REQUESTED

(Check Only ONE)

☐ Administrative Appeal / Decision
☑ Dimensional Variance Request
☐ Ordinance Text / Map Interpretation

SITE PLAN: When applicable, the Zoning Administrator (on behalf of the Zoning Board of Appeals) may require that this application be accompanied by a legible site plan drawn to scale in accordance with Article 94 of the Wexford Joint Zoning Ordinance.

Please describe (***in detail***) the current use(s) of the buildings, structures, and / or land as applicable: [do not leave blank]

I will be Working on my 5 motorcycles - And - Storage in the building

The project address / property is located in the Rural Residential Zoning District.

Do Not Write Below This Line - For Administrative Use Only

Assigned ZBA Case # ZBA 22-01 Date Application Received: 05 / 25 / 2022
Fee: $ 590.00 Receipt # 10045 Date of ZBA Action: ____ / ____ / ____
ck# 1073

Parcel 2411-06-2202

Hanover Twp., Wexford County

*** Please contact Wexford County Registor of Deeds for official ownership information.**

Assessment Roll Owner Name(s): KROESING, COREY D

Assessment Roll Owner Address: 5871 W COUNTY LINE RD
BUCKLEY MI 49620

Assessment Roll Parcel Address: 5871 W COUNTY LINE RD
BUCKLEY MI 49620

Property Information

Jurisdiction: Hanover Twp.

Property Class: 401 Residential Improved

School District: 28035 Buckley

Assessed Value for 2021: $72,800

SEV for 2021: $72,800

Taxable Value for 2021: $37,854

Qualified Ag. Exeption % for 2021: 0%

Homestead % for 2021: 100%

Assessed Value for 2020: $74,700

Taxable Value for 2020: $37,332

Property Square Feet: 43520.3770995 Sq Ft

Property Acreage: 0.99909437974 Acres

Assessment Roll Description

COM 35 RDS E OF NW COR OF FRL SEC 6: E 10 RDS; S 16 RDS; W 10 RDS; N 16 RDS TO BEG. --1 A.-- HNR. SEC. 6 T24N R11W - BUCKLEY-

*** Please contact Wexford County Register of Deeds for official legal description.**

Affidavit of Publication

RECEIVED JUN 0 1 2022

STATE OF MICHIGAN }
County of Wexford }

Tara Hall of Cadillac News, a paper published in the County of Wexford and circulated in the Counties of Wexford, Missaukee, Osceola; being duly sworn, deposed and says that she is the Business Department Leader of said newspaper and that a notice, a true copy of which is annexed hereto, has been duly published in said paper on the following date(s):

May 26, 2022

WEXFORD JOINT PLANNING COMMISSION

The Wexford Joint Zoning Board of Appeals has received an application requesting a variance from the terms and conditions of Article 37, Section 3704 of the Wexford Joint Zoning Ordinance regulating parcel and building area, coverage, and setbacks. The applicant is seeking a variance from the required side yard setback as listed in Section 3604.D.1.b. requiring a 30' setback to allow for the placement of an accessory structure / building 5' from an adjacent side yard property line. The subject property is parcel #2411-06-2202, a/k/a: 5871 W. Countyline Road, Buckley, Michigan 49620 in Hanover Township. Copies of the application documents may be viewed / copied at the Cherry Grove Township offices (Wexford Joint Planning Commission office of record) on Wednesday, Thursday or Friday during established office hours or may be viewed on line at: www.wexfordjpc.org. under the ZBA MTGS tab. A public hearing will be conducted at the regular June 22nd, 2022 meeting of the Wexford Joint Zoning Board of Appeals at 6:00 pm at the Wexford County Road Commission offices, 85 W. Highway M-115, Boon, MI 49618. Written comments may be sent to and will be received until noon on May 26th, 2022 at: Wexford Joint Planning Commission, c/o Cherry Grove Township, 4830 E. M-55, Cadillac, MI 49601 or emailed to: planningandzoning@wexfordjpc.org

Robert A. Hall, Planning and Zoning Director
May 26

Tara Hall

Subscribed and sworn to before me this 26th day of May A.D. 2022.

Brenda Vanderhoef, Notary Public, State of Michigan, County of Osceola, Acting in County of Wexford
My commission expires: December 16, 2023

9604. VARIANCE 5-18-22

COREY KROESING
5371 W Countyline Rd
Buckley MI 49620

CEDAR CREEK
STORAGE BARNS
5306 N 37 ROAD
MANTON MI
231-8243658
Delivery

PARCEL 2411-06-2202 WEEK of JUNE 27TH

IM ASKING FOR A VARIANCE to put A 16x40 Amish Barn to the Left of my DRIVEWAY. All the other LOCATIONS ARE VERY soft Soil Wooded- with HAVING to DRIVE over + AROUND the Septic Feild AND HAVE exstensive TREE REMOVAL AND stumps. with lots of FILL needed to level the ground- PLUS my MAIN POWER LINE RUNS RIGHT through the wooded AREA It HANGS LOW PLUS RELOCATING the PRO PANE TANK that granting the VARIANCE will not alter the essential character of the AREA -
AND HAVING to Snowplow the new DRIVE to the wooded AREA will TAIR up the LAWN the DELIVES TRUCK and BARN AND trailer would HAVE to DRIVE ACROSS Sept Feild AND CAUSE DAMAGE the BARN will be DELIVERED JUNE 27th
I need APPROVED to PREP PAD 18 x 40 crushed concrete Cory Kroesing 5-18-22

May 16, 2022

Corey Croesing
5871 West County Line Road
Buckley, MI 49620

Re: permission to erect new building

To Whom It May Concern:

This is letter serves to give Mr. Corey Croesing permission to erect/build a new structure five (5) feet from my property (tax ID 2411-06-2101) line.

Signed: Rodney V Runyon 5/16/22

Rodney V.Runyon
8340 West 6 Road
Mesick, MI 49668

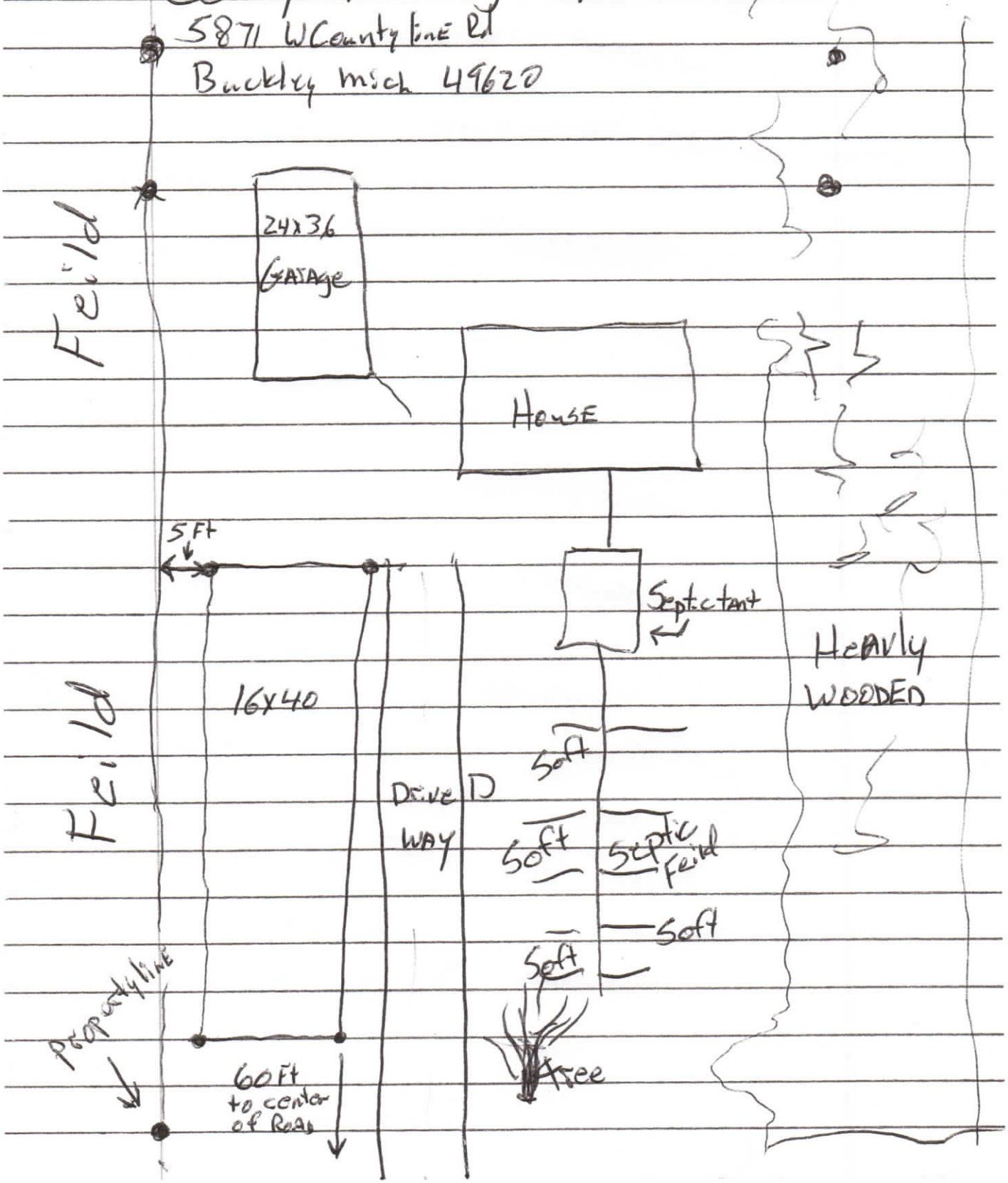
Witness: Colleen M. Runyon 5/16/22

Colleen M. Runyon
8340 West 6 Road
Mesick, MI 49668

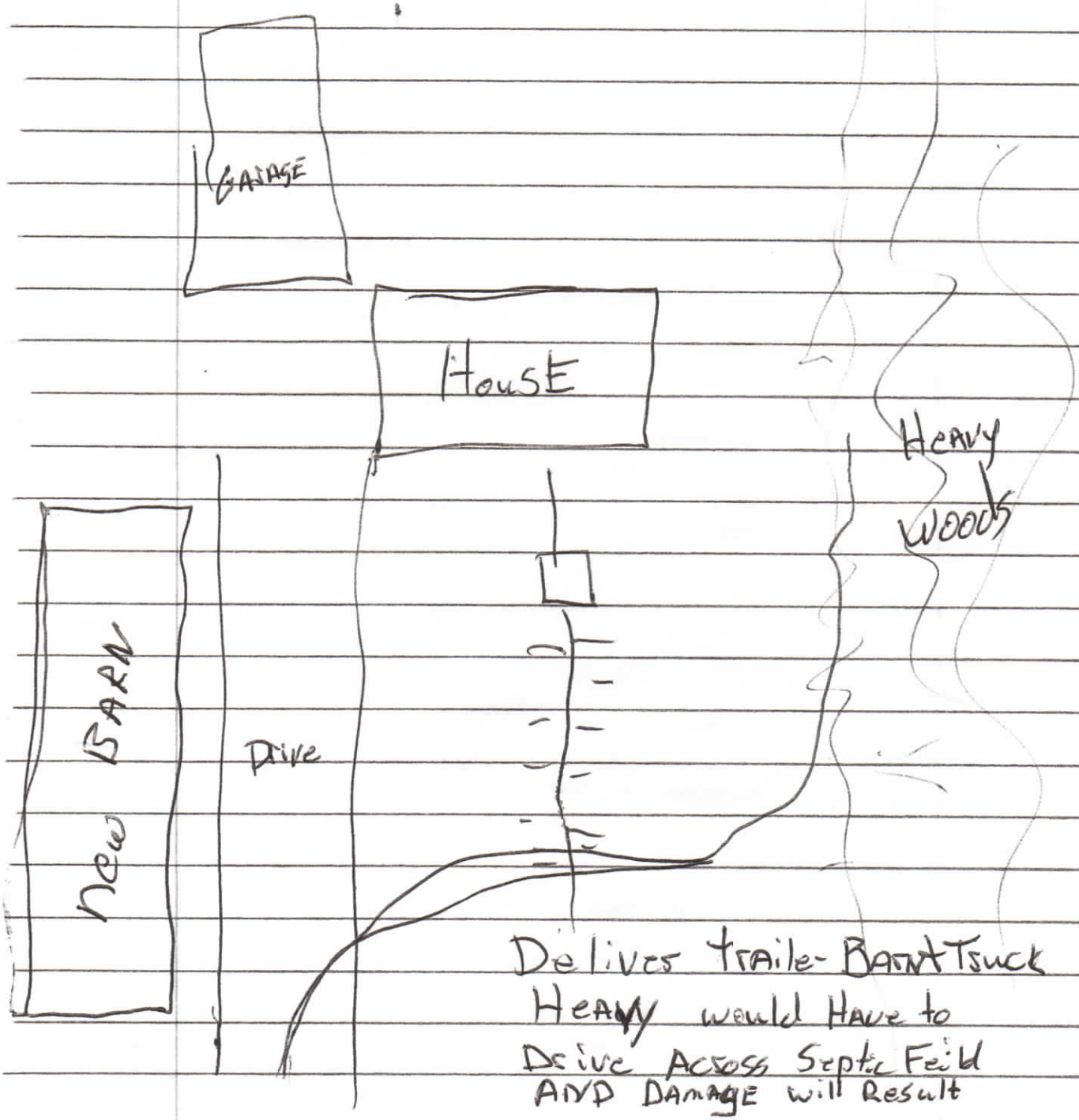
COREY KROESING PARCEL # 2411-06-2202

5871 W County line Rd

Buckley Mich 49620



9604 VARIANCE COREY KROESING
5871 W County Line Rd
Buckley MI 49620
PARCEL # 2411-06-2202



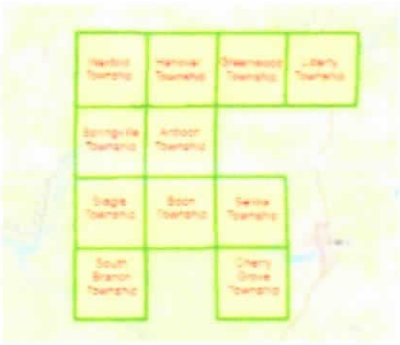
DELIVES TRAILE- BARN TRUCK HEAVY would HAVE to DRIVE ACROSS SEPTIC FEILD AND DAMAGE will Result

Parcel # 24 11-06-2202

Corey Kroesing 231-6498479
5871 W Countyline Rd
Buckley mich 49620

Its not advised to Drive anywhere near the Septic system - Soil very soft
Recamend no traffic in Front Yard at all

R.P. Kellogg
Kellogg Sur Exc.
Health Dept # ID permit
83-0001
231-269-3830



Wexford Joint Planning Commission

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Email: planningandzoning@wexfordjpc.org
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STAFF REPORT/Zoning Board of Appeals
Case # ZBA-2022-02

1. Application

Owner(s):	Kroesing, Corey 5871 W. County Line Road Buckley Michigan 49620		
Site Address, And Proposed Location	Same as Above Parcel ID# 2411-06-2202	-	Hanover Township
Zoned:	RR		
Site Plan:	Attached		

2. Development Proposal

2.1 Property Description – COM 35 RDS E OF NW COR OF FRL SEC 6: E 10 RDS (165'); S 16 RDS; W 10 RDS (264'); N 16 RDS TO BEG. --1 A.-- HNR. SEC. 6 T24N R11W

Property Square Feet: 43520.3770995 Sq Ft

Note: A ROD is 16.5 feet

2.2 Action Report –The Applicant is requesting a dimensional variance from the required side yard setbacks of thirty (30') feet as per the Regulations and Standards listed in Article 37 (Rural Residential District) of the Wexford Joint Zoning Ordinance. Applicant wishes to place a proposed 16' x 40' accessory building / structure five (5') from the west property line (in the front yard) requiring a 25' variance from the required 30' setback.

2.3 Background:

1. This property is approximately 43,560 square feet; meeting the required minimum of 43,560 (forty-three thousand five-hundred and sixty) square feet, thus classifying it as conforming under the Wexford Joint Zoning Ordinance.

2. The property is located in the Rural Residential Zoning District

2.4 Current Narrative:

1. The applicant visited the office on Wednesday, May 18th, 2022 to present a land use application. Through a lengthy discussion with the applicant and a review of the zoning ordinance, the applicant's proposal could not be administratively approved. Staff looked at several alternate ideas as to how the current buildings / structures were arranged on the property, as well as required setbacks and the physical characteristics seeking alternate proposed locations that would comply.
2. The applicant was advised that because of the preliminary discussion / communication that the submission of a Land Use (zoning) Permit application would be moot; therefore, the preliminary fee of $70.00 was waived.
3. The applicant was advised of the variance process and provided a copy of Article 96; Appeals Board, from the Wexford Joint Zoning Ordinance and asked to provide a brief narrative justifying the need for the requested variance.
4. Public Hearing Notification was scheduled to be published in the Cadillac News on: May 26th, 2022; 27 days in advance of any required public hearing – affidavit of publication attached.
5. 300 Foot Notices were sent out on June 3rd, 2022; 19 days in advance of any required public hearing.
6. Packets were sent out to the Zoning Board of Appeals members (and the applicant) on June 15th, 2022.

3. Article 37: RURAL RESIDENTIAL DISTRICT

3.1 Section 3704 of Article 37 describes the regulations applicable to the specific zoning district – the following is presented for review by the Zoning Board of Appeals:

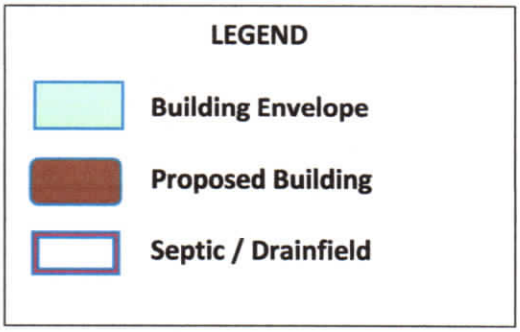
1. The minimum parcel area is: 43,560 (forty-three thousand five hundred sixty) square feet; the subject parcel is (according to the legal description), 43, 560 square feet – meeting the minimum parcel size.
2. The minimum buildable area is: twenty (20,000) thousand square feet – (see Image on top of page #3 – the current structures on the property occupy approximately 2,300 square feet of the buildable area.

3. The minimum parcel width is: 165 (one hundred and sixty-five) feet – the parcel is 165' wide, meeting the minimum requirement.

4. Setback requirements are as follows:

Front:	3704.D.1.a	the required setback is 50'
Side:	3704.D.1.b	the required setback is 30'
Rear:	3704.D.1.c	the required setback is 30'

Note: There are no applicable waterfront yard or wetland setbacks



4. STANDARDS FOR GRANTING A DIMENSIONAL VARIANCE

4.1 According to WJZO, Article 9607.F.2.a.(1) thru (5) – The following standards **shall** be used by the Zoning Board of Appeals when considering a variance request.

1. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicants personal or economic difficulty.

Staff Comments: staff cannot determine that there are any 'unique' circumstances or 'physical' conditions of the property involved. The property is a typical one-acre lot and within the specified 1:3 width to depth ratio of Article 10, Section 1041 (therefore there are no documented narrow / shallow issues of the Wexford Joint Zoning Ordinance); there are no nearby water bodies or wetlands, and the terrain is fairly level.

2. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).

Staff Comments: the existing improvements on the property have not been added to or expanded in any documented substantial manner that would qualify as being self-created, thus being the result of actions of the property owner(s).

3. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, **or** will render conformity with those regulations unnecessarily burdensome.

Staff Comments: One of the primary purposes of the Zoning Board of Appeals is to ensure that: "...*the spirit of the Ordinance is observed, public safety secured, and substantial justice done...* " – **however, the property is currently being used for a permitted purpose; the property currently has a residential dwelling and an accessory structure / building.***

4. That the requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Staff Comments: staff finds that the applicant has already achieved substantial justice evidenced by the fact that the property is currently being used for a permitted purpose, similar to other situated properties being used for Rural Residential purposes.

5. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

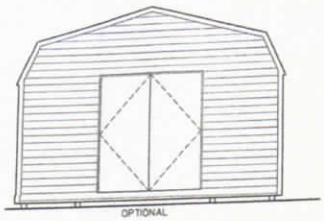
Staff Comments: staff cannot determine whether the granting of the requested variance will cause an adverse effect on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Staff recommends: that the Zoning Board of Appeals make independent findings and conclusions that support a DENIAL of the request to place a 16' x 40' accessory building / structure within the 30' required front yard setback.

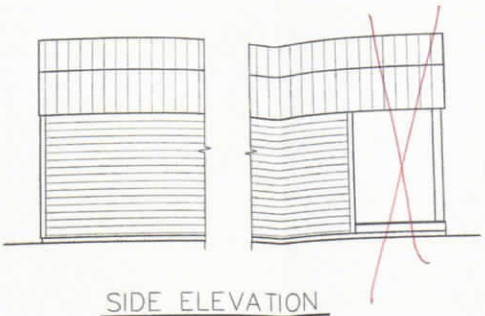
Respectfully submitted for consideration by the Wexford Joint Zoning Board of Appeals,

Robert Hall

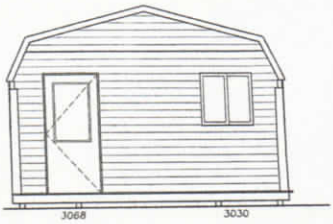
Robert Hall
Planning and Zoning Director | Wexford Joint Planning Commission



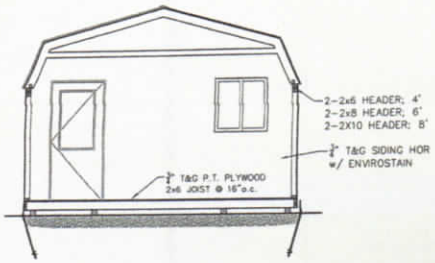
REAR ELEVATION
SCALE: 1/4"=1'-0"



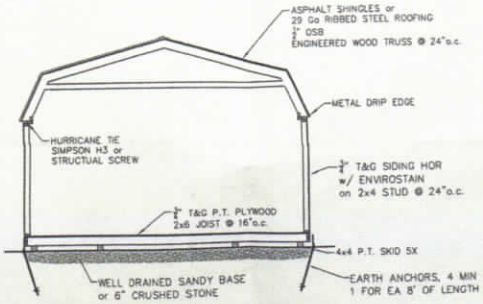
SIDE ELEVATION
SCALE: 1/4"=1'-0"



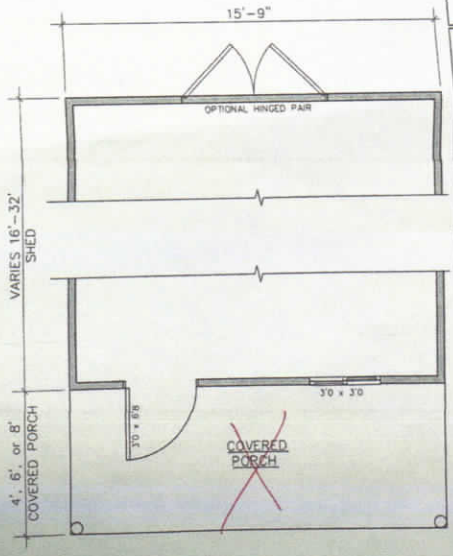
FRONT ELEVATION
SCALE: 1/4"=1'-0"



B SECTION
SCALE: 1/2"=1'-0"



A SECTION
SCALE: 1/2"=1'-0"



FLOOR PLAN
SCALE: 1/4"=1'-0"

ENGINEERING DATA

DESIGN LOADS:

ROOF LOADS:

GROUND SNOW LOAD, P_g	70 psf
SNOW EXPOSURE FACTOR, C_e	1.0
SNOW LOAD IMPORTANCE, I	0.8
THERMAL FACTOR, C_t	1.2
FLAT ROOF SNOW LOAD, P_f	47 psf
BASIC WIND SPEED	115 mph

CODES

MICHIGAN DEPARTMENT of LICENSING AND REGULATORY AFFAIRS, BUREAU OF CONSTRUCTION CODES, MICHIGAN BUILDING CODE (MBC) incorporating the 2015 EDITION of the INTERNATIONAL BUILDING CODE.

USE OR OCCUPANCY

OCCUPANCY U, UTILITY

PREPARED BY:
pressell engineering design
8985 W. Kelly Rd.
Lake City, MI 49651
231 839 3969

PREPARED FOR:
Cedar Creek Storage Barns, LLC
5306 N 37 Rd
Manton, MI 49663
231-824-9858

PRODUCT DESCRIPTION:
Gambrel Storage Building
16' Wide Gambrel Roof with Porch

DATE:
07/01/21

PRODUCT:
16' W
GAMBREL
w/ PORCH

16GBp