

Draft

Burzych ZBA Hearing

6/17/2025

Variance request for permanent dock installation at 1443 Lalonde Road, East Jordan Michigan totaling 86 FT.

Members of the public present are listed at the end of these minutes.

Meeting minutes.

Meeting called to order by Devin Butterbrodt @ 7:00 PM

Review older business and motion to approve minutes by Devin Butterbrodt, seconded by Nick Hansmann.

Motion carries 3-0

Comments from the Applicant:

Request for permanent dock installed at 1443 Lalonde Road, East Jordan, Michigan for Mark and Kim Burzych.

Tom Cunningham speaking to representing R.B. Lyons, contracted to design and install dock.

86 FT from ordinary high water mark (OHWM) permanent dock with boat hoist attached to it. Is planned to moor 2X ski boats utilizing 2X electric permanent piling hoists.

Tom Cunningham goes on to describe the overall design of the dock and mentions permits received from EGLE and the US Army Corps of Engineers.

Tom Cunningham mentions the electrical system designed for the hoists are not a hazard and are proven historically by many installations.

Mrs. Burzych mentioned that her temporary dock is not installed yet this year and they were worried that the steep angle of the lakebed would not allow for safely mooring their boat.

Tom Cunningham answered questions from the public regarding the dock installation.

Comments from the public:

Draft

Charles Kelly and Tracy Roana mention issues with the length of the dock with respect to aesthetics, safety, and dock bubblers.

The public believes that the Burzych family does not have a vastly different circumstance than their neighbors.

Tracy Roana (neighbor) speaking regarding the proposed dock installation:

Does not believe the permanent dock is needed to enjoy the lake property as it is currently used.

Concerned with dock bubblers during ice fishing use in winter. Mentions that the dock bubblers if used incorrectly can cause the cove to never freeze completely.

Tracy's son Luciano Roana was concerned that dock bubbler will prevent cove from freezing and make life threatening hazards for ice fishermen.

Residents are concerned that a small decision will end up lasting a lifetime - generations and generations.

Residents estimate their current docks are installed at 40FT - 4x 10FT sections and have adjustable legs available for use due to depth requirements.

General resident discussion about the Riparian lines of property and how they're drawn on the South Arm of Lake Charlevoix.

Residents make final remarks about the options that the Burzych family has to install a dock and moor boats that do not include a permanent dock.

Discussion about how a dock is defined whether from the OHWM or the shore line.

Tom Cunningham mentions that a shorter dock solution is not feasible due to the changing water height on a season to season basis.

Section 9.07 ZBA Variances finding of facts

A) All board members agree the applicant has established need on point A

Draft

- B) All board members agree the applicant has established need on point B
- C) All board members agree the applicant has not established need on point C
- D) All board members agree the applicant has not established need on point D
- E) All board members agree the applicant has not established need on point E

Motion to deny the application made by Nick Hansmann. Seconded by Devin Butterbrodt.

Motion carries 3-0 for denial of Burzych application.

Motion to adjourn the meeting made by Devin Butterbrodt. Seconded by Jim Maltese.

Meeting adjourned at 8:05 PM.

Public present for ZBA hearing:

Tracy Roana – 1437 Lalonde Road, East Jordan MI

Luciano Roana – 1437 Lalonde Road, East Jordan MI

Becky Forse – 1455 Lalonde Road, East Jordan MI

James Forse – 1455 Lalonde Road, East Jordan MI

Charles Kelly – 1457 Lalonde Road, East Jordan MI

Debbie Anderson – 1323 Lalonde Road, East Jordan MI

Carrie Vaughn – 1451 Lalonde Road, East Jordan MI

Tom Cunningham – Lyons Marine, Charlevoix MI

Kim Burzych – 1443 Lalonde Road, East Jordan MI