

**BURT TOWNSHIP  
ZONING BOARD OF APPEALS  
MINUTES  
July 24, 2026**

The Burt Township Zoning Board of Appeals was called to order by Kim Kihnke, Chairman, on July, 24, 2026, at 4:00 p.m. at the Burt Township Hall.

**PLEDGE OF ALLEGIANCE:** Led by Kim Kihnke

**ATTENDANCE:** Kathryn Parker, Jay Jontz, Dennis Reimann, and Kim Kihnke. Carl Reimann and Larry Kemper-excused.

**ALSO ATTENDING:** Barry & Dianne Gies, Jim and Jamie Dennany, Max Boettger, John and Lisa Shampine, Stacy Kartes, Dawn Stamon, Ashley Kartes, Duane Davis, David and Ann Klebba, Ken and Marti Barrow, Michael Langnas, Tim MacArthur-Township Attorney, Jim Larson-Zoning Administrator, Gene Hodulik-Township supervisor, and Carolyn Hodulik-Recording Secretary.

**APPROVAL OF MEETING AGENDA:** Moved by Jay Jontz, supported by Kathryn Parker  
**MOTION APPROVED**

**CONFLICT OF INTEREST:** None

**APPROVAL OF THE May 22, 2026, MEETING MINUTES:** Moved by Jay Jontz, supported by Dennis Reimann.

**MOTION APPROVED**

**PUBLIC COMMENT PERIOD:** Audience commented that they were pleased about the removal of the burned house on Eagles Nest.

**PUBLIC HEARING:** Todd Rosebrugh and Stacey Kartes of 728 Rosebrugh Lane, West Branch, MI 48661 request a variance for Ordinance 7.01.2 Campgrounds located at 1845 South Extension Road, Cheboygan, MI 49721 (parcel #120-025-200-005). The ordinance requires that the property be 10 acres or more, 600 feet wide, and lots must be at least 50 feet from the side property line.

After verifying the dimensions and location of the camper lots, a **MOTION** was made by Jay Jontz and supported by Kathryn Parker to grant a variance for a 275 ft. road frontage a .48 acre variance and a 10 foot side setback for a 288 sq. ft. shed as well as campsite #4. This is contingent upon a yearly review establishing it as a private campground limited to 6 campsites. The title cannot be transferred as a public campground. Mr. Kyle Taylor who owns property kitty corner to the campsite property in Mullett Township, sent a letter voicing his disapproval, and this was taken in consideration by the ZBA.

**MOTION APPROVED:** All members approved. Variance contingent upon a yearly review established as a private campground with the limited number of 6 campsites and not to be made public.

**OTHER BUSINESS:**

**PA Miller Shared Waterfront Access License** – Discussions started with the PA Miller representative asking for an application to fill out at this meeting. Kim Kihnke and Jay Jontz tried to print the application on site but were unsuccessful. They need to provide a notarized application with their drawing modifications and the signatures of all lot owners are once again required before submitting it to Christy Kozlowski, Burt Township Clerk. In turn, Christy will forward it on to chairman Kim Kihnke.

**MOTION:** Made by Jay Jontz, supported by Kathryn Parker to table the PA Miller Waterfront Access License until a notarized application is presented at the next meeting on September 26, 2026, at 4:00 p.m.

**MOTION APPROVED:** All members approved.

## **REPORTS:**

**ZONING ADMINISTRATOR:** It's picking up a bit since now that flooding cleanup is almost over.

**TOWNSHIP BOARD REPRESENTATIVE:** Kathryn Parker reported that the last heavy rainstorm caused a washout on West Burt Lake Road and the adjacent bike trail. John Wallace, County Commission, declared this an emergency because of the flooding which may require an estimated \$300,000 to repair.

**PLANNING COMMISSION REPRESENTATIVE:** Jay Jontz stated that the Master Plan has been moved up to the township board's August 6 meeting for final approval. There is a one year moratorium on data centers and battery energy storage facilities until new township ordinances are developed. Next spring/summer before "Big Dump Day," there will be a Burt Township garage sale occurring on 2 different weekends, one for the east side and one for the west side. Everyone will be invited to have their own garage sale. More information will follow. Jay Jontz also suggested we get a large color coded wall map of the township showing the zoning districts.

**SITE VISITS:** one site visit by Kim Kinke, Jay Jontz,, Kathryn Parker, and Dennis Reimann

**ZBA MEMBERS COMMENTS:** None

**NEXT MEETING:** September 25, 2026, at 4:00 p.m.

**PUBLIC COMMENT:** Gene Hodulik stated that the reasons for the approved campground variance were not given. The following reasons were given by the board that this campground has no negative impact, adjacent property owner had no objection, it's a seasonal road, and very camouflaged with many trees.

Ann and Dave Kelbba commented on how well the meeting was conducted.

**MOTION TO ADJOURN:** Made by Jay Jontz, supported by Dennis Reimann

**MOTION APPROVED:** Meeting adjourned at 5:43 p.m.

Respectfully submitted,

Carolyn Hodulik  
Recording Secretary

