

ALPENA TOWNSHIP ZONING BOARD OF APPEALS

MINUTES - Special Meeting - Tuesday, February 27, 2018

MEETING COMMENCED: 7:00 PM

ELECTION OF OFFICER

T. Hilberg made a **motion** to elect Steve Dean as Vice-chair of the Zoning Board of Appeals, J. Kohart **supported**. *Motion passed.*

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Steve Dean, John Kohart - Alternate, Tom Hilberg - Liaison and Susan Skibbe - Secretary

ABSENT

Matt Dunckel and Tammy Thomson - Chair

OTHERS PRESENT

Brad Valley - Applicant

ADOPTION OF AGENDA

T. Hilberg made a **motion** to accept the agenda, **supported** by J. Kohart. *Motion passed.*

APPROVAL OF MINUTES

T. Hilberg made a **motion** to table the November 21, 2017 minutes since the two (2) new members were not yet appointed to the ZBA at the November 21, 2017 meeting, J. Kohart **supported**. *Motion passed.*

PUBLIC MEETING PARTICIPATION RULES

CORRESPONDENCE

- a. DEQ - Regarding Case #Z-03-17
- b. Letter Regarding Case #Z-01-18 - R. Konarzewski

NEW CASE

1. Case #Z-01-18, Valley's Dockside Canvas requests a 6' variance to the front yard setback. Property is located at 1040 Joseph Road, Parcel No. 011-004-000-759-00 in a General Business (B-2) zone district.

Dean, Hilberg, Kohart, Thomson and Skibbe visited the site. B. Valley explained that he needs the additional 6' of length so he is able to park (2) boats end-to-end and make the new addition cost effective. With building materials in 8' lengths, the 56' depth does not create any material waste. B. Valley brought a letter of support from the adjoining neighbor, Raymond Konarzewski, showing no objection to the project. This is a private road without any Alpena County Road Commission set-backs or required easement. S. Dean asked if there would be any parking in front of the new addition. Mr. Valley stated that he intended to post a "No Parking" sign in front of the new extension.

T. Hilberg made a **motion** to grant the 6' variance, **supported** by J. Kohart. Reasons for granting Case #Z-01-18 are:

1. No negative impact on public safety with parking or traffic congestion.
2. No objection from adjoining neighbors.
3. Applicant demonstrated undue hardship with needing the additional length to accommodate (2) boats end-to-end.
4. Property is already B-2 zoned and would not create a negative impact on the make-up of the neighborhood.

*Roll call vote: Steve Dean - aye; Matt Dunckel - absent; Tom Hilberg - aye; Susan Skibbe - aye; Tammy Thomson - absent; John Kohart - aye. **Motion passed.***

DISCUSSION

No additional discussion.

NEXT MEETING: March 20, 2018 (tentatively)

ADJOURNMENT: Meeting adjourned by Vice-chair Dean at 7:28 p.m.

Respectfully submitted,

Susan Skibbe
Secretary

/ldt