

CHARTER TOWNSHIP OF ALPENA ZONING BOARD OF APPEALS

MINUTES - Regular Meeting - Tuesday, April 16, 2019

MEETING COMMENCED: 7:00 PM

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT

Steve Dean - Chair, Matt Dunckel, Tom Hilberg - Vice-chair, Susan Skibbe - Secretary and Tammy Thomson

ABSENT

None

OTHERS PRESENT

Mark & Edna Barnard - Applicants
Penny Miller - 1286 Woodlane Dr
Cindy Tchorzynski - 1291 Woodlane Dr
Kirk Malcomson - Township Building Official

ADOPTION OF AGENDA

T. Thomson made a **motion** to adopt the agenda, **supported** by M. Dunckel. *Motion passed.*

APPROVAL OF MINUTES

T. Hilberg made a **motion** to approve the February 19, 2019 minutes, **supported** by T. Thomson. *Motion passed.*

PUBLIC MEETING PARTICIPATION RULES

PUBLIC COMMENT

Mark Barnard spoke to the history of the property ownership, and intended use of the new garage which is for storage. Penny Miller questioned where the proposed new garage would be placed and it will be next to the white stand alone garage.

CORRESPONDENCE

- a. Letters Regarding Case #Z-02-19 - Himes/Bruski/Dault/Kotwicki
Correspondence was read and filed.

NEW CASE

1. Case #Z-02-19, Mark & Edna Barnard, owners of 1288 Woodlane Drive, Alpena, MI 49707, Parcel #018-290-000-195-00 were seeking a variance to Article XVIII, Sec. 1803, sub-sec. I: to allow construction of a garage without building a main residence. Property is located in a One Family Residential (R-1) zone district.

T. Thomson asked which lots M. Barnard owns. He owns 1284 & 1288 but the lots were listed incorrectly on the paperwork he submitted. It was also discussed that one garage is allowed on a lot and that the applicant's plans for the garage was for storage. This lot is located in an R-1 district which this use is not permitted.

T. Hilberg explained four (4) conditions that must be met, one being extraordinary circumstances. Mr. Barnard replied there is no room for a garage on the lot and home he currently owns in the city.

S. Dean asked if this is a buildable lot. Building Official Kirk Malcomson was present to answer yes, lot #1288 is a buildable lot. The ordinance does not allow for a garage without a principle residence.

Mr. Barnard added he is not planning to sell the lot and feels to build a garage would increase the taxable value as opposed to no improvement. Perhaps in the future he might re-do the plan and build a small home.

M. Dunckel made a **motion** to deny the request for a variance to construct a garage without building a main residence, **supported** by T. Hilberg. Reasons for denying Case #Z-02-19 are:

1. Proposal is against the township zoning ordinance.
2. Neighbors close to the garage are opposed to any more noise in the neighborhood.
3. The lot is buildable and not unique.
4. There is no plan to build a home next to the garage at this time.

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

DISCUSSION

No additional discussion.

NEXT MEETING: May 21, 2019 (tentatively)

ADJOURNMENT: Meeting adjourned by Chair Dean at 7:28 p.m.

Respectfully submitted,

Susan Skibbe
Secretary

/ldt