

ALPENA TOWNSHIP ZONING BOARD OF APPEALS

MINUTES - Regular Meeting - Tuesday, October 17, 2017

MEETING COMMENCED: 7:01 PM

PLEDGE OF ALLEGIANCE

THOSE PRESENT

Tom Hilberg - Liaison, Susan Skibbe - Secretary and Tammy Thomson

ABSENT

Matt Dunckel and Irma Schuelke - Vice-chair

OTHERS PRESENT

Norm Maasshoff - Applicant

ADOPTION OF AGENDA

T. Hilberg made a **motion** to accept the agenda with the addition of Election of Officers, **supported** by S. Skibbe. *Motion carried.*

ELECTION OF OFFICERS

S. Skibbe made a **motion** to elect Tammy Thomson as Chair and Irma Schuelke as Vice-chair, **supported** by T. Hilberg. *Roll call vote: Matt Dunckel - absent; Tom Hilberg - aye; I. Schuelke - absent; Susan Skibbe - aye; Tammy Thomson - aye. Motion passed.*

T. Hilberg made a **motion** to elect Sue Skibbe as Secretary, **supported** by T. Thomson. *Roll call vote: Matt Dunckel - absent; Tom Hilberg - aye; I. Schuelke - absent; Susan Skibbe - aye; Tammy Thomson - aye. Motion passed.*

APPROVAL OF MINUTES

S. Skibbe made a **motion** to approve the August 15, 2017 minutes, T. Hilberg **supported**. *Motion carried.*

PUBLIC MEETING PARTICIPATION RULES

CORRESPONDENCE

a. None

NEW CASE

1. Case # Z-03-17

Norman Maasshoff requested a 2' variance to the building height limit for an accessory building. Property is located at 6511 Lappan Road, Parcel No. 015-027-000-135-02 in a Waterfront (WR) zone district.

Hilberg, Thomson and Skibbe visited the site. N. Maasshoff explained that the need for the additional height to his pole barn is to accommodate the proposed 14' door. The taller door is required to allow his boat inside the building. He had tried to position the proposed building on the site which contains his new home, but was not able to create a design that was large enough to house his boat and trailer, and still look compatible with this home design. N. Maasshoff

stated he had consulted with J. Bleau on calculating the actual height of the building and was told that the formula was the height of the sidewall plus ½ the height of the roof trusses. T. Thomson questioned Mr. Maasshoff on the height noted on his drawings being listed at 22' and the actual amount of variance he needed.

S. Skibbe made a **motion** to grant the variance request contingent on MDEQ review and approval, **supported** by T. Hilberg. Reasons for granting variance are:

- a. The additional building height will not obstruct sight line to the lake given the height of the trees surrounding the proposed building.
- b. There is only positive support from adjacent property owners.
- c. The additional 2' in height does not change the character of the neighborhood and allows the property owner to store his boat.

*Roll call vote: Matt Dunckel - absent; Tom Hilberg - aye; I. Schuelke - absent; Susan Skibbe - aye; Tammy Thomson - aye. **Motion passed.***

DISCUSSION

T. Hilberg questioned Mr. Maasshoff on the actual language in the township building code since it doesn't appear to read the same as the language in our zoning ordinance book. S. Skibbe asked N. Maasshoff if he had consulted with the MDEQ concerning the map of identified wetlands which appear to include his proposed building site and he answered, no. ZBA members encouraged N. Maasshoff to contact Teresa Sherwood of the MDEQ and schedule a site review to avoid any issues with his building and he stated he would. S. Skibbe stated she would draft a letter to the Building Official advising him of the ZBA decision and request written proof that Mr. Maasshoff received MDEQ approval before issuing a building permit for this project and also provide a copy of the building code language that produced Mr. Maasshoff's building height calculations.

NEXT MEETING: November 21, 2017 (tentatively)

MEETING ADJOURNED: T. Thomson made a **motion** to adjourn meeting at 7:41 p.m.

Respectfully submitted,

Susan Skibbe
Secretary

/ldt