

**City of Marine City
Zoning Board of Appeals
March 5, 2014**

Prior to the meeting being called to order, Commissioner Kim Weil was sworn into office by City Clerk Kristen Baxter

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, March 5, 2014, in the Fire Hall, 200 South Parker Street, Marine City, and was called to order by Chairperson Thomas Filo at 7:00 PM.

The Pledge of Allegiance was led by Chairperson Filo.

Present: Chairperson Filo; Commissioners Menchaca and Weil; City Commissioner Turner; Building Inspector Bayly; City Manager Gabor, and, City Clerk Baxter

Absent: Commissioner McGeachy

Motion by Commissioner Menchaca, seconded by Commissioner Weil, to excuse Commissioner McGeachy from meeting. All Ayes. Motion Carried.

Appointment of Chairperson & Vice-Chairperson

Motion by Commissioner Menchaca, seconded by Commissioner Weil, to appoint Commissioner Thomas Filo as Chairperson of the Zoning Board of Appeals. All Ayes. Motion Carried.

Motion by Commissioner Menchaca, seconded by City Commissioner Turner, to appoint Commissioner Kim Weil as Vice-Chairperson of the Zoning Board of Appeals. All Ayes. Motion Carried.

Approve Agenda

Motion by Commissioner Weil, seconded by City Commissioner Turner, to approve the Agenda, as presented. All Ayes. Motion Carried.

Approve Minutes

Motion by Commissioner Menchaca, seconded by Commissioner Weil, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held August 7, 2013, as presented. All Ayes. Motion Carried.

Communications

Chairperson Filo read the following communications:

- Letter from Christine Hurley, 562 South Elizabeth Street, Marine City in support of Appeal #14-01 stating that applicant has always maintained excellent care of his property and said the new home will improve their view.

Motion by Commissioner Menchaca, seconded by Commissioner Weil, to accept the Communication and place it on file. All Ayes. Motion Carried.

Public Comment

No residents addressed the Commission.

Unfinished Business

None

New Business

Public Hearing ~ Appeal #14-01 – Randy Stephens

Chairperson Filo announced that the Zoning Board of Appeals would conduct a hearing to receive public comments for and against the proposed variance request by Randy Stephens, the owner of property located at 569 South Elizabeth Street (parcel #20-475-0016-000) and vacant lot (parcel #20-475-0121-000), to reduce set-backs for both lots that are non-conforming lots of record, located in the R-1A district.

Chairperson Filo opened the Public Hearing at 7:05 PM.

Chairperson Filo said the new house would be a nice upgrade to the street.

Commissioner Menchaca questioned how the new house would affect the house directly behind it.

Building Inspector Bayly said it would improve its conditions due to the new house being 10 feet from its neighbor, instead of the current 3 feet.

Chairperson Filo closed the Public Hearing at 7:08 PM.

Motion by City Commissioner Turner, seconded by Commissioner Weil, to approve the Applicant's variance request with a contingency upon both lots being included in variance; Appeal #14-01. All Ayes. Motion Carried.

Adjournment

Motion by Commissioner Weil, seconded by Commissioner Menchaca, to adjourn at 7:10 PM. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk