

**City of Marine City
Zoning Board of Appeals
April 6, 2016**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, April 6, 2016 in the Fire Hall, 200 South Parker Street, Marine City, and was called to order by Chairperson Kim Weil at 7:00 pm.

The Pledge of Allegiance was led by Chairperson Weil.

Present: Chairperson Weil; Commissioners Bassham, Menchaca, City Commissioner Turner; Building Inspector Garbarino, City Manager Leven, and, City Clerk Baxter

Absent: Commissioner Gabler

Approve Agenda

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

Approve Minutes

Motion by Commissioner Menchaca, seconded by City Commissioner Turner, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held November 4, 2015, as presented. All Ayes. Motion Carried.

Motion by Commissioner Menchaca, seconded by City Commissioner Turner, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held March 2, 2016, as presented. All Ayes. Motion Carried.

Communications

None.

Public Comment

No residents addressed the Commission.

Unfinished Business

None.

New Business

Public Hearing ~ Appeal #16-01 - Daniel Griffin - 102 N. Main Street

Chairperson Weil announced that the Zoning Board of Appeals would conduct a hearing to receive public comments for and against the proposed variance request by Daniel Griffin, the owner of property located at 102 N. Main Street (Lots 6-7 and 8 Blk 36 Map of the Village of Marine T3N R16E Sec01). The variance request is for a non-conforming sign location.

Building Inspector Garbarino advised the Board that the existing structure was being used as a sign and was not secure, and did not meet zoning requirements, per the sign ordinance. Furthermore, the sign had no foundation and was not securely anchored to the slab.

Chairperson Weil opened the Public Hearing at 7:02 pm.

Applicant Danial Griffin addressed the Board and said that the sign was anchored and cable chained to a post in back of the sign. He said he chose the location of the sign to best comply with the sign ordinance. Mr. Griffin further said that he had supplied engineer drawings to the Building Department and said he would follow the recommendation of the Board, but did not want to put money into the sign until approval.

Chairperson Weil closed the Public Hearing at 7:03 pm.

Building Inspector Garbarino said that the engineer plan provided to the Building Department met all requirements for the city, but the plan was a copy and did not contain a seal, as required. Mr. Garbarino asked Mr. Griffin to produce an original/sealed copy of the architects design for the sign prior to issuing the permit and the completion of the work.

Motion by Commissioner Menchaca, seconded by City Commissioner Turner, to approve the Applicant's variance request for a non-conforming sign; Appeal #16-01, with the condition that an original/sealed copy of the plan be provided to the Building Department. All Ayes. Motion Carried.

Public Hearing ~ Appeal #16-02 – Sydney Allen Elsden & Carrie Gallo – Elsden

Chairperson Weil announced that the Zoning Board of Appeals would conduct a hearing to receive public comments for and against the proposed variance request by Sydney Allen Elsden & Carrie Gallo - Elsden, the owners of property located at 424 S. Main Street (parcel #02-475-0137-000).

Building Inspector Garbarino spoke on behalf of the Applicant, who was out of the country. He explained that the Applicant was going to renovate the home, tear down the garage and move the new garage forward. He also said, included with the alterations, is a 2-story addition on the south side of the home. The alteration would allow for greater separation on the rear lot line, exceeding the 3' minimum setback required for an accessory structure on the rear lot line, while maintaining the existing non-conforming set back of 2' along the north property line. Mr. Garbarino said that the plan met all the requirements for Michigan Building Code.

Chairperson Weil opened the Public Hearing at 7:11 pm.

No one from the public addressed the Board.

Chairperson Weil closed the Public Hearing at 7:12 pm.

Motion by Commissioner Menchaca, seconded by Commissioner Bassham, to approve the Applicant's variance request to alter a non-conforming structure; Appeal #16-02. All Ayes. Motion Carried.

Adjournment

Motion by Chairperson Weil, seconded by Commissioner Menchaca, to adjourn at 7:16 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter

Kristen Baxter
City Clerk