

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

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, July 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, Gabler, Sugameli-Jarfas (alternate); Building Inspector Wilburn, City Manager Leven, and, City Clerk Baxter

**Absent:** Commissioner Menchaca and City Commissioner Turner

**Approve Agenda**

Motion by Commissioner Gabler, seconded by Commissioner Bassham, to approve the Agenda, as presented. All Ayes. Motion Carried.

**Approve Minutes**

Motion by Commissioner Gabler, seconded by Commissioner Bassham, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held April 6, 2016, as presented. All Ayes. Motion Carried.

**Communications**

None.

**Public Comment**

No residents addressed the Commission.

**Unfinished Business**

None.

**New Business**

***Public Hearing ~ Appeal #16-03 – Larry Nichols, 1390 South Parker 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 Larry Nichols, on behalf of Riverside Spline and Gear, Inc., for property located at 1390 South Parker Street (LOT 28 AND PARTS OF LOTS 29 & 41 MAP OF THE VILLAGE OF MARINE, PARCEL #02-875-0033-100). The variance request was for an addition to the existing structure and eliminating the need for additional parking, as required by Ordinance 160.161.

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

Applicant, Larry J. Nichols, addressed the Board, and said the addition was added without increasing manufacturing or employees and, therefore, no additional parking was necessary. He further explained that the existing parking at the northwest corner of the building was adequate. And, if the number of employees expanded more than anticipated, there was ample property to add additional parking.

Building Official Wilburn stated that it was her opinion that Riverside Spline and Gear had adequate parking for what they needed. She said it was a big expense that was unnecessary at this point.

Motion by Commissioner Gabler, seconded by Commissioner Bassham, to approve the applicant's variance request; Appeal #16-03, as presented. All Ayes. Motion Carried.

Chairperson Weil closed the Public Hearing at 7:16 pm.

***Public Hearing ~ Appeal #16-04 – Phillip Perkowski, 1001 South Belle River Avenue***

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 Phillip Perkowski, the owner of property located at 1001 S. Belle River Avenue (I-1 Light Industrial District; Parcels #02-200-0007-000 and 02-125-0028-999). The applicant was requesting a variance for a masonry wall requirement around parking area, elimination of sidewalk requirement, and elimination of landscaping requirement.

Chairperson Weil opened the Public Hearing at 7:16 pm.

Applicant Phillip Perkowski addressed the Board and said that the proposed plans included 132 climate controlled mini storage units in the existing building. He said the building would have directional LED lighting on the walls and directional beams in the outdoor area. Mr.

Perkowski asked the Board to allow a berm with landscaping in lieu of solid wall requirement, along the Belle River. In addition, he asked that the requirement for a sidewalk on the property be eliminated, as well as elimination of the landscaping requirement for entire property.

A discussion took place on the sidewalk requirement and the Board ultimately decided that, due to the garage bays' proximity to the road, it would be safer for citizens to use the sidewalk on the west side of South Belle River Avenue.

Due to the lack of physical changes in the property, the Board decided that a complete landscaping plan was not necessary.

Connie Tremini, Marine City Marine and Service, said her property was located next door to proposed mini-storage units and said she was concerned about what was going to be stored in the units and what the future plans for the property were.

Tony Tremini, Marine City Marine and Service, suggested that the city have an environmental study completed on the property which may have an impact on the drainage of water.

Robert Joachim, 824 S. Main Street, announced that he was speaking for his mother who resides at 824 S. Main Street. Mr. Joachim said he was concerned for the residents on the east side of the river and asked that the property be improved for those residents.

Because the property fit the intent of the ordinance and, to make the property more aesthetically pleasing, the Board agreed to waive the solid wall requirement to be replaced with a berm that would include landscaping.

Chairperson Weil closed the Public Hearing at 8:20 pm.

Motion by Commissioner Bassham, seconded by Commissioner Gabler, to approve the Applicant's variance request for the following, Appeal #16-04:

- Elimination of sidewalk requirement across entire property.
- Elimination of landscape requirement for entire property (not including berm area).
- Replace the solid-wall requirement with a berm to include landscaping.

All Ayes. Motion Carried.

***Public Hearing ~ Appeal #16-05 – Chafic Kadouh, 126 & 134 N. Water 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 Chafic Kadouh, for property located at 126 N. Water Street, LOTS 2 THRU 4. BLOCK 38 OF "MAP OF THE VILLAGE OF MARINE", Parcel #02-475-0424-000. The variance request was to change the required front setback, for a public restroom facility, from 25 feet to 8 feet.

Chairperson Weil opened the Public Hearing at 8:20pm.

Building Official Wilburn reported that the applicant wished to waive the 25 foot setback due to the following:

- Restroom facility would be closer to the road for the handicapped.
- The existing water service line would have to be extended further than necessary.
- The structure would closely align with existing neighboring garage to help with site lines.

Keith Jenken, speaking on behalf of the applicant, reiterated the benefits to amending the setback:

- Easy access for handicapped.
- Water/sewer hook-ups from former houses could be used (located close to the corner of property).
- Saving mature trees from being cut down on property.
- The building site won't spoil the site lines.

Building Official Wilburn said the plans worked well with the site and the request was a feasible setback with the least invasive location.

Steve Hoerr, 125 N. water Street, said he was concerned about the setback affecting public safety with the foot traffic possibly being pushed out into the street. He also said he was concerned about long-term maintenance for the facility.

Troy Tremini, Marine City Marine and Service, said the plan was very thoughtfully executed and the development would put the city in a positive light.

David Malcolm, 102 Broadway, said he majorly objected to the setback site line interfering with his business and blocking his view of the river. He asked that the structure be built as close to the river as possible.

Motion by Commissioner Gabler, seconded by Commissioner Bassham, to approve the applicant's variance request; Appeal #16-05, as presented. All Ayes. Motion Carried.

Chairperson Weil closed the Public hearing at 8:52pm.

**Adjournment**

Motion by Commissioner Gabler, seconded by Commissioner Bassham, to adjourn at 8:53pm.  
All Ayes. Motion Carried.

Respectfully submitted,

*Kristen Baxter*

Kristen Baxter  
City Clerk