

**City of Marine City
Zoning Board of Appeals
October 5, 2016**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, October 5, 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 and Menchaca; City Commissioner Turner; Building Inspector Wilburn, City Manager Leven, and, Deputy Clerk McDonald

Absent: Commissioner Gabler

Motion by Chairperson Weil, seconded by Commissioner Menchaca, to excuse Commissioner Gabler from the meeting. All Ayes. Motion Carried.

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 September 7, 2016, as presented. All Ayes. Motion Carried.

Public Comment

No residents addressed the Commission.

Unfinished Business

None.

New Business

Public Hearing ~ Appeal #16-08 – Martin Cicotte, 473 North 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 Martin Cicotte, for property located at 473 North Main Street (LOT 5 BLK 2 INCL. ADJ. LAND TO M-29 RELOC. R/W R HOLLAND ADDITION TO MARINE CITY & LOT 42 SUPERVISOR'S COTTRELL PLAT OWNED AND OCC AS ONE PARCEL). The variance request was to reduce the side setback requirements (from 3' to 2') for a covered carport that is attached to an existing garage, which does not meet minimum setback requirements, as required by Ordinance 160.213.

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

Martin Cicotte, addressed the Board and reported that this would affect the north property line and all others would remain the same if the variance was approved. He stated that there was an existing drainage issue within the alley near his property, and that by building this carport and attaching gutters it would help alleviate some of the rain water from flooding surrounding properties.

Building Official Wilburn stated that, if approved, the carport would not meet the minimum set back requirement of 3', per our ordinance.

Katie Wawrzyniak spoke on behalf of her mother, who has a home located near the applicant. She said her mother was concerned about her home flooding if the carport was built.

Mr. Cicotte clarified that this would not impact the amount of rainfall and therefore should not have any effect on her home.

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; Appeal #16-08, as presented. All Ayes. Motion Carried.

Public Hearing ~ Appeal #16-09 – Thomas Vertin, 102 Bridge 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 Thomas Vertin, the owner of property located at 102 Bridge Street (*Parcel No: 74-02-475-0205-000*: THAT PART OF LOT 9 & VAC. MARINE ST. LYING E OF A LINE, BEG 50.17' E OF ITS NW COR, TH SW LY TO PT. ON N LINE BRIDGE ST. 5' W OF EXTD E LINE OF W 1/2 OF LOT 9 BLK 18 MAP OF THE VILLAGE OF MARINE. *Parcel No: 74-02-475-0206-000*: LOTS 10 & 15 EX N 10' OF LOT 15, & LOT 16 EX N 30', ALSO S 4' OF N 30' OF E 44' OF W 45' OF LOT 16 & W 1' OF S 20' OF N 30' OF LOT 16, BLK 18 MAP OF THE VILLAGE OF MARINE. *Parcel No: 74-02-475-0207-000*: N 26' OF E 99' & S 4' OF N 30' OF E 55' & N 10' OF W 1' OF LOT 16 ALSO N 10' OF LOT 15 BLK 18 MAP OF THE VILLAGE OF MARINE. *Parcel No: 74-02-475-0208-000*: S 1/2 OF LOTS 25 & 26 BLK 18 MAP OF THE VILLAGE OF MARINE). The applicant was requesting a variance due to overhangs encroaching onto the right-of-way on Bridge Street and South Water Street.

Chairperson Weil opened the Public Hearing at 7:13 pm.

Building Official Wilburn stated that the variance addressed the following:

- Proposed awning overhang encroaching the right-of-way on Bridge Street.
- Proposed balcony overhang encroaching the right-of-way on South Water Street

Applicant Thomas Vertin addressed the Board and said that he was requesting a variance to allow the encroachment on the right-of-way of 1' 8-1/2" on South Water Street and 4'0-1/2" on Bridge Street. He stated that the view of the river was an asset and a major reason why they chose that location for the hotel; adding balconies would allow customers the ability to enjoy this view. Without the overhang, the hotel would lose approximately twelve parking spaces. He also mentioned that the overhang would have gutters attached, diverting rain water from falling directly onto the sidewalk.

Katherine Batrouni, 605 South Main Street, spoke in favor of approving the variance request. She was concerned that if twelve hotel parking spots were lost that the overflow parking would be in front of her property. Without approval, the traffic and parking would be a problem for her.

The Board discussed the hotel layout including room count and parking spaces. At this time, Mr. Vertin stated that they were in the process of acquiring more property for parking.

City Commissioner Turner mentioned that he was excited for this project and believed it was great for Marine City.

Chairperson Weil closed the Public Hearing at 7:22 pm.

Motion by Commissioner Menchaca, seconded by City Commissioner Turner, to approve the variance request, as presented; Appeal #16-09. All Ayes. Motion Carried

Adjournment

Motion by Commissioner Bassham, seconded by Commissioner Menchaca, to adjourn at 7:23 pm. All Ayes. Motion Carried.

Respectfully submitted,

EM

Elizabeth McDonald
Deputy Clerk

Kristen Baxter

Kristen Baxter
City Clerk